



CITY OF MESA
DEVELOPMENT SERVICES
ARIZONA ROOM REQUIREMENTS

PROJECT STREET ADDRESS: _____

PERMIT # _____

THIS CHECKLIST CAN BE USED AS A GUIDE WHEN REVIEWING PLANS FOR AN ARIZONA ROOM WITH OR WITHOUT A SHED. THESE COMMENTS CAN BE CUT AND PASTED INTO YOUR ELECTRONIC DOCUMENT REVIEW. **NOTE: ALL REFERENCES WERE TAKEN FROM THE 2018 MESA RESIDENTIAL CODE. NOTE: THIS IS TO BE USED AS A GUIDE AND NOT AS A COMPLETE COMPREHENSIVE LIST. ADDITIONAL ITEMS THAT ARE NOT INCLUDED ON THIS LIST MAY BE IDENTIFIED DURING THE REVIEW PROCESS.**

General:

- _____ 1. Construction of Arizona Rooms shall comply with all existing Variances, Special Use Permits, Zoning Cases or other modifications to Chapter 34 of the Mesa Zoning Ordinance on file with the park/subdivision. These approvals are park/subdivision specific and are not transferrable from one park/subdivision to another.
- _____ 2. Provide Park approval or Homeowners Association approval. Approval is required prior to issuance of City Permit.
- _____ 3. If any sheets are sealed by an Arizona Registrant, the seal and signature must be legible, current and include the registrant's expiration date.
- _____ 4. Flood Plain Certification from Maricopa County Flood Control District is required for properties located within a designated flood zone.

Site Plan:

- _____ 5. Provide a fully dimensioned site plan. Include all existing and proposed structures with their specific use identified (RV, park model, awnings, sheds etc.). Include lot dimensions, setback dimensions from all existing structures to all property lines, location of electrical pedestal with dimensions to structures and all proposed structures with dimensions to property lines and existing structures.
- _____ 6. Clearly label and dimension the required parking space. A minimum of 1 space measuring 9' X 18' is required. Also identify driveway location and materials. Paved parking is required in RV parks and subdivisions.
- _____ 7. Show on the site plan the location of any natural gas meter or LP tanks.

Floor Plan:

- _____ 8. Provide a dimensioned floor plan of the enclosure area. Include the adjacent park model or recreational vehicle.

- _____ 9. Identify the location of the egress window/door from the existing bedroom inside the home. Access to the emergency egress window/door from the RV or park model bedroom may not be obstructed.
- _____ 10. The maximum floor area of an Arizona Room is 400 square feet. The maximum floor area of a storage shed, either detached or attached, is 120 square feet per Mesa Zoning Ordinance 11-34-2(A)2. The storage shed may be attached to the patio enclosure/Arizona Room. If detached, the storage shed shall not exceed 10' in height and must be located in the rear ¼ of the space with a minimum separation of 6' from the RV/park model or any structure attached to the RV or park model.
- _____ 11. Interior partitions may be used to accommodate laundry, bath and toilet facilities only. Identify the use of area within partitions. Bedrooms/sleeping rooms are not permitted. Provide a note on the plans: "Patio enclosures will not be used for sleeping purposes".
- _____ 12. Identify the location and dimensions of stairs. If the raised deck height is 30" or more, provide a railing and guard/handrail details in all your elevation drawings. Stairs, handrails, and guardrails shall comply with the following:
- a. **Width** – minimum 36" in clear width at all points above the permitted handrail height and below the required headroom height. The clear width below the handrail height shall not be less than 31 ½" where a handrail is installed on one side and 27" where handrails are installed on both sides. R311.7.1
Headroom – The headroom in stairways shall be not less than 6' 8" measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway. R311.7.2
Vertical rise – A flight of stairs shall not have a vertical rise larger than 151 inches (12'7") between floor levels or landings. R311.7.3
Risers – The riser height shall be not more than 7 ¾". The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8". R311.7.5.1
Treads – The tread depth shall be not less than 10". The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8". R311.7.5.2
Winder treads shall comply with R311.7.5.2.1
Provide a stair section that complies with the above requirements.
 - b. Handrails are required on at least one side of a flight of stairs with four or more risers and shall not be less than 34" and not more than 38" measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope. The handrail shall not project more than 4 ½" on either side of the stairway. Handrails adjacent to a wall shall have a space of not less than 1 ½" between the wall and the handrails. Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. R311.7.8 thru R311.7.8.4
Handrails shall have a grip size complying with R311.7.8.5. Provide a detail that complies with these requirements.

- c. Provide a detail for the guardrail that complies with Section R312. Note: Required guards shall have intermediate rails or ornamental closures which do not allow the passage of a sphere 4" or larger in diameter.
R312.1.3

- ___ 13. Removal of the siding from the park model is prohibited unless approved by the manufacturer or an engineer.
- ___ 14. Structural modifications of a door or window opening at the park model or recreational vehicle is prohibited unless approved by the manufacturer or an engineer.
- ___ 15. A minimum of 33% of the surface area of the front elevation of the patio enclosure or Arizona Room is required to be open. Openings are to be screen mesh, plastic or 1/8" glass (insulated glass and dual pane windows are also acceptable).
- ___ 16. Identify the dimensions of all windows and doors.
- ___ 17. Provide tempered or safety glass for glazing located within 18" of the floor, within 24" of a door opening or if the bottom edge of such glazing is less than 60" above the adjacent walking surface (56" in bathrooms). R308.4 thru R308.4.7
- ___ 18. The front wall may contain a solid knee wall not more than 32" above the finished floor.
- ___ 19. All exterior doors and windows must comply with Section R328, Security Standards of the Mesa Residential Code.
- ___ 20. Water closets shall be located in a clear space not less than 30" wide (15" from center of water closet on each side). Provide a minimum of 21" clear space in front of the water closet. P2705.1 #5

Elevations:

- ___ 21. Provide front, rear and side elevations of the proposed patio enclosure/Arizona Room and the existing park model or recreational vehicle. The elevation must show how the enclosure will look when completed.
- ___ 22. Identify all existing and proposed exterior finishes including wall materials/siding, roof finishes, etc. Include the size and type of all new windows and doors.
- ___ 23. Identify the height of the enclosure from grade or slab to top of awning or roof. Also, separately identify the height of raised floor area and height of wall/roof above raised floor.

Framing Plans:

- ___ 24. Enclosure is to be a self-supported structure. Bearing on park model or RV or any structural connection to an awning is prohibited. Attachment may be for weatherproofing only.
- ___ 25. All roof materials shall be lightweight aluminum or other non-combustible material. Conventional roof framing may be used when a minimum of 6 feet of clearance is provided to any adjacent structures and are completely self-supported.
- ___ 26. Conventionally framed roof systems shall comply with Sections R802.2 through R802.11.1.2. Please provide the following:

- a. All roofing materials including sheathing, vapor barrier and exterior roofing materials (rolled roofing, shingles etc.). Include the proposed roof pitch.
- b. A roof framing plan including rafter sizes and spans and all connectors. Also include all ridge beams, beams at openings and header sizes and connections.
- c. A ceiling framing plan including size and span of ceiling joists and all connectors.
- d. Identify if there will be an interior ceiling. If there will be a ceiling, identify the type and thickness of gypsum board.
- e. Identify if the area between the ceiling and the rafters will be open or fully insulated. If open provide roof venting per R806 and show calculations used to determine ventilation required.
- f. A footing/foundation plan supporting the conventionally framed structure. Footing/foundation must comply with Section R403. (Minimum depth for footings is 12" below grade for a monolithic footing and a 12"W X 6"H footing 12" below grade is required for a footing and stem)

- ___ 27. If the enclosure is built under an existing metal awning, provide the ICC Evaluation Report for the awning which allows the awning to be enclosed. If permitted to be enclosed and a ceiling is proposed under the awning, please provide a ceiling framing plan including the size and span of the ceiling joists with or without gypsum board. R802.5 through R802.5.2.3.
- ___ 28. For new metal awnings, insulated roof panels or other alternative roof systems, please provide the ICC Evaluation Report number or provide engineered plans for the roof system.
- ___ 29. Show support for the ceiling fan. Provide detail of existing support if applicable.
- ___ 30. Provide a typical wall section detail. Identify size and span of vertical studs and connections to sill plate and top plate. A double top plate is required if walls are built under a conventional roof system. Also include header sizes over all openings and show king studs and trimmers. Wall framing shall comply with R602.
- ___ 31. For walls built on concrete, the sill plate shall be pressure treated or decay resistant lumber and secured to the concrete (redheads @ 48" o/c; shot pins @ 32" o/c, etc.).
- ___ 32. If enclosure is built on a raised floor/deck it shall comply with Section R502. Please provide the following:
- a. A floor framing plan including floor joist size and span
 - b. Post and Beam support for floor including size of posts and beams and method of attachment to the concrete and to the floor joists
 - c. Pony wall framing detail if floor is built on pony walls. Detail shall include all framing member sizes and method of attachment
 - d. Method of obtaining floor ventilation and calculations used to determine ventilation required. R408.1 and R408.2
- ___ 33. Where the enclosure is permitted to be constructed with less than 6' separation from the lot line, the enclosure wall less than 6' from the lot line shall be a 1-hour fire rated wall. Provide a construction wall detail section showing how the 1-hour fire rating will be provided per R302.

Mechanical, Plumbing and Electrical:

- _____ 34. If no electric, plumbing, or mechanical systems are being installed, please provide a note on the plans stating, "No Electric, No Plumbing, No Mechanical".
- _____ 35. If there will be electric, plumbing and/or mechanical systems installed, the following items are required to be shown on the plans. If these items can be shown on the floor plan legibly and clearly noted, a separate MPE plan is not required. If these items are not legible or clear a separate MPE sheet will be required.
- a. Show the location of all new or existing electrical outlets in the enclosure and/or storage shed. Identify these outlets as GFCI protected. 15- and 20-amp receptacles must be tamper-resistant except receptacles more than 5.5 feet above the floor, are part of a luminaire or appliance and dedicated receptacles for cord and plug connected appliances that are not easily movable. E3901, E3902
 - b. One receptacle outlet must be installed for the deck and be accessible from the inside. E3901.7
 - c. Receptacle outlets must be arc-fault protected. E3902.16
 - d. Exterior outlets must be protected from the weather. E4002.8 through E4002.10
 - e. Show location of all existing or proposed light fixtures including switch locations. Provide a light at the exterior of all doors. E3903
 - f. Provide approved outlet boxes for ceiling fans. E4203.4
 - g. Verify damp/wet listed fixtures are provided at required locations. E4003.9
 - h. Provide a disconnect for the water heater.
 - i. Show the location of the electrical subpanel. New subpanels are to have a minimum of 2 wires plus ground and an isolated neutral. Subpanels cannot be located in a bathroom or closet. Subpanels must have a minimum of 36" clear space in front of the panel. E3405.2
 - j. Provide smoke detectors. Smoke detectors shall be located within each room of a patio enclosure. Smoke detectors shall be hard wired with battery backup. R314
 - k. All electrical boxes in a 1-hour fire rated wall must be 1-hour fire rated, steel, or listed plastic. E3906
 - l. All interior metallic piping in enclosure and/or shed shall be bonded. E3609
 - m. Electrical power for the enclosure or storage shed and for the a/c-heat must come directly from the pedestal.
 - n. Provide ventilation in the bathroom by means of an openable window or installation of a mechanical exhaust fan. M1505.2
 - o. Dryers shall vent directly to the outside. The termination cap/back draft damper on a dryer must be at least 12.5 square inches. M1502.3 & M1502.3.1

- p. If any appliances are served by natural gas or LP gas, please identify them as such and show combustion air openings and venting. IRC Chapter 24
- q. Washer drains to be a minimum of 1 ½" with 2" trap and an 18" – 42" standpipe. P2703, P2706.1.2 and P3201.7
- r. Soil vent termination shall extend through the roof a minimum of 6" and painted with a water base paint. P3103.1.1
- s. Provide a pressure balance or thermostatic mixing valve type control valve for all shower and tub-shower combinations. P2708.6
- t. Provide a vacuum breaker at all hose bib locations. P2902.3
- u. Water closet must be a minimum of 15" from center of the tank to a wall or cabinet. R307.1