



**CITY OF MISSION VIEJO**  
COMMUNITY DEVELOPMENT DEPARTMENT  
Division of Building and Safety  
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## **PATIO ENCLOSURES**

The California Building Code as adopted by the City does not consider a Patio Enclosure a habitable space; therefore it cannot be a conditioned space and must comply with all of the following provisions:

1. Doors and windows from existing residence opening onto the patio must remain in place,
2. The longest exterior wall and one other exterior wall shall have open areas equal to a minimum of 65% of the wall area below 6'8" (measured from the floor). These openings may be enclosed with READILY REMOVABLE insect screening, translucent or transparent plastic, or tempered glass not more than 0.125" thick,
3. Windows in bedrooms required for escape/rescue must open directly to the outside and may NOT open into a patio enclosure,
4. All receptacles in a patio enclosure are required to be GFI protected, and
5. Patio enclosures shall be used ONLY for recreational, outdoor living purposes and NOT as carports, garages, storage rooms or habitable rooms.

If the room being considered does not meet ALL these requirements, it will be considered a room addition with required footings, wall & roof framing, energy compliance, light and ventilation AND existing rooms which connect to the room addition will need to be provided with light and ventilation per Chapter 3 of the California Building Code.