



Fast-Track Covered Porch/Patio Permit

When is a permit required?

An attached structure with no walls that is used as an exterior covering associated with a dwelling unit. A building permit is required for all attached porch or patio covers and attached carports regardless of size. This is a guide created by Pierce County to allow construction without structural engineering. Your project must fall within the parameters described within this document to use this guide for permitting.

Do I qualify to use this guide?

- Attached to a legally established, stick built, residential structure. Additions to manufactured homes require permitting through WA State Labor and Industries and cannot use this permitting system.
- Total area of 500 square feet maximum, including eaves.
- Maximum post height of 10 feet from finished grade.
- Posts do not bear on existing deck or patio. Footings per plan required.
- Design Criteria: Wind 110mph Ultimate, Seismic Zone D, Ground Snow load of 30 lbs per square foot, 18 inches frost depth maximum.
- Structures closer than 5 feet to the property line, or within 10 feet of other structures, do not qualify for Fast-Track review.

How do I apply?

Complete and submit the following:

1. Residential Building Application (download at piercecounitywa.gov/buildacarport)
2. Complete all sections of this document, which will act as your plans.
 - a. All construction shall be in accordance with the current IRC as interpreted by the Building Official per R104.
3. [Fire flow worksheet](#) or [water availability form](#).
4. [Site Plan](#)

Note:

If your property has the following:	Check with this division:
Unknown septic drain field location	Health
Steep slopes, flood hazards, small lots	Development Engineering
Setback or property line encroachment concerns	Planning
Wetlands or shoreline properties	Biology and Planning

What comes next?

Approval: Once your application has been approved, you will receive an email with a digital lock box that contains your permit and approved plans. Please print these and have on site for your inspector. If you are using engineered trusses, you must also have the truss information available.

Inspections: You will have 1–3 inspections, depending on your scope (Setback/Footing, Framing, Final). Inspections can be scheduled using our [online permits website](#) or by calling (253) 798-4900 to access our [PASS System](#).

Additional Criteria

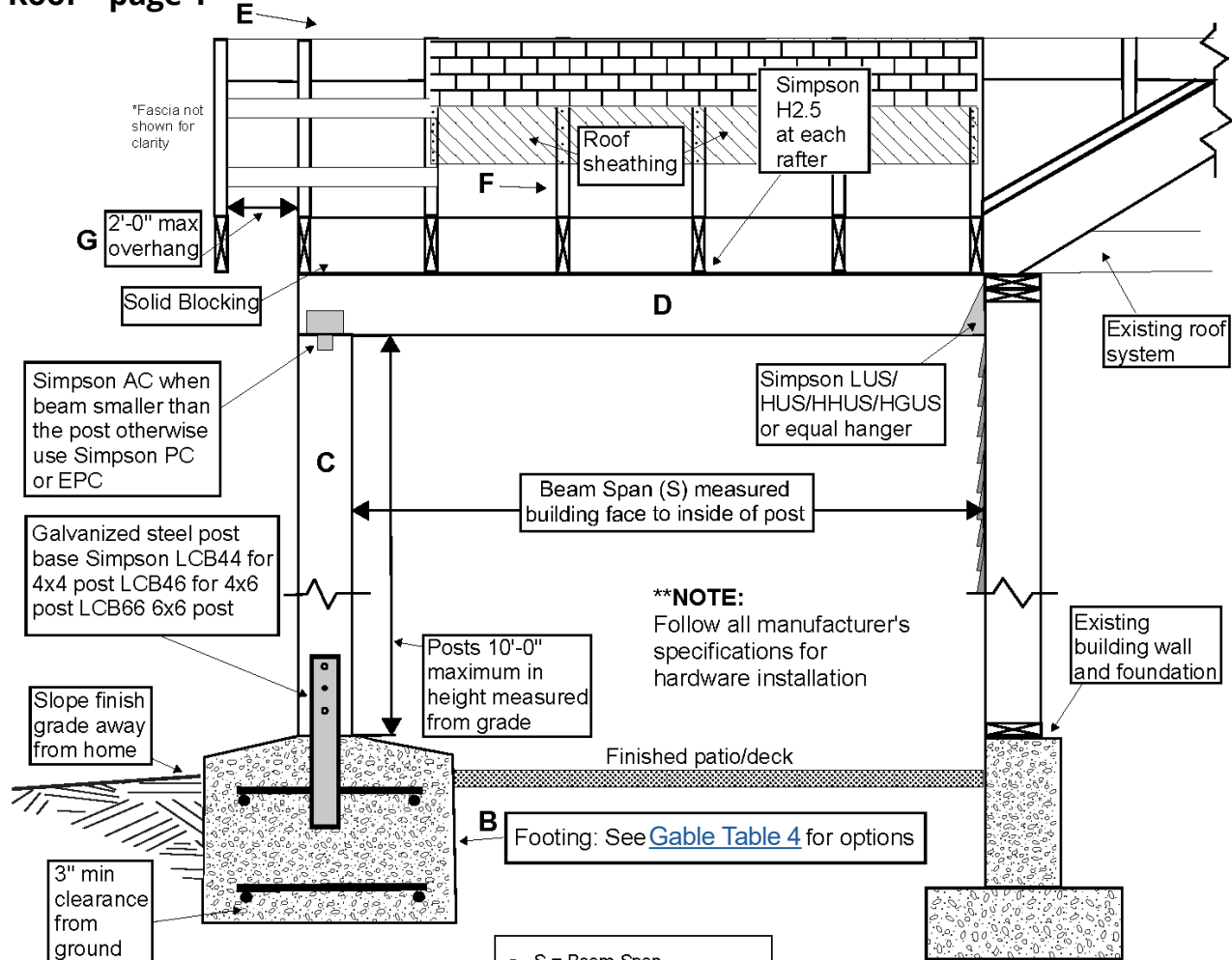
- Lumber must be #2 grade or better.
- Concrete must be 2500 psi (pounds per square inch) for footings and slab.
- Hardware and fasteners must be hot-dipped galvanized or stainless steel and installed per manufacturer's specifications, including nailing or attachment requirements.
- Overhangs closer than five feet to property may not have bird blocking or soffitt venting. These areas must be fully blocked with alternative venting provided.

Note: All proposals are subject to additional requests for information and plan review at the discretion of your assigned Plans Examiner.

Your construction:

1. Select if you want a [Gable Roof](#) or a [Shed Roof](#) on the following pages.
2. Refer to the respective diagrams and tables to complete the areas listed alphabetically.
3. Save your completed document to use as your construction plans when applying for your permit.

Gable Roof—page 1



****NOTE:**
Follow all manufacturer's specifications for hardware installation

Table 1: Post Size

		Rafter & Joist Length (L)					
		10'	12'	14'	16'	18'	20'
Beam Span (S)	6'	4x4	4x4	4x4	4x4	4x4	6x6
	7'	4x4	4x4	4x4	4x4	6x6	6x6
	8'	4x4	4x4	4x4	6x6	6x6	6x6
	9'	4x4	4x4	4x4	6x6	6x6	6x6
	10'	4x4	4x4	6x6	6x6	6x6	6x6
	12'	4x4	6x6	6x6	6x6	6x6	6x6

Table 2: Beam Span

		Rafter & Joist Length (L)					
		10'	12'	14'	16'	18'	20'
Beam Span (S)	6'	4x6	4x8	4x8	4x8	4x8	4x8
	7'	4x8	4x8	4x8	4x8	4x10	4x10
	8'	4x8	4x10	4x10	4x10	4x10	4x12
	9'	4x10	4x10	4x12	4x12	4x12	4x12
	10'	4x10	4x12	4x12	4x12	6x12	6x12
	12'	6x12	6x12	3 1/2 x 9 1/2 GLB	3 1/2 x 9 1/2 GLB	3 1/2 x 9 1/2 GLB	3 1/2 x 9 1/2 GLB

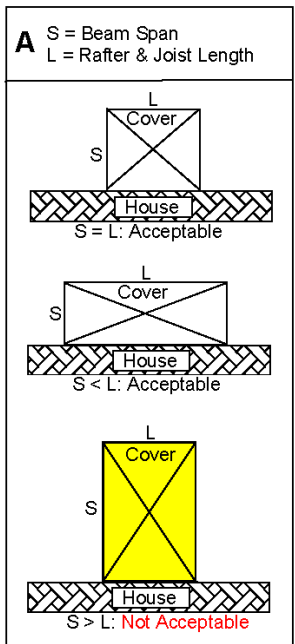


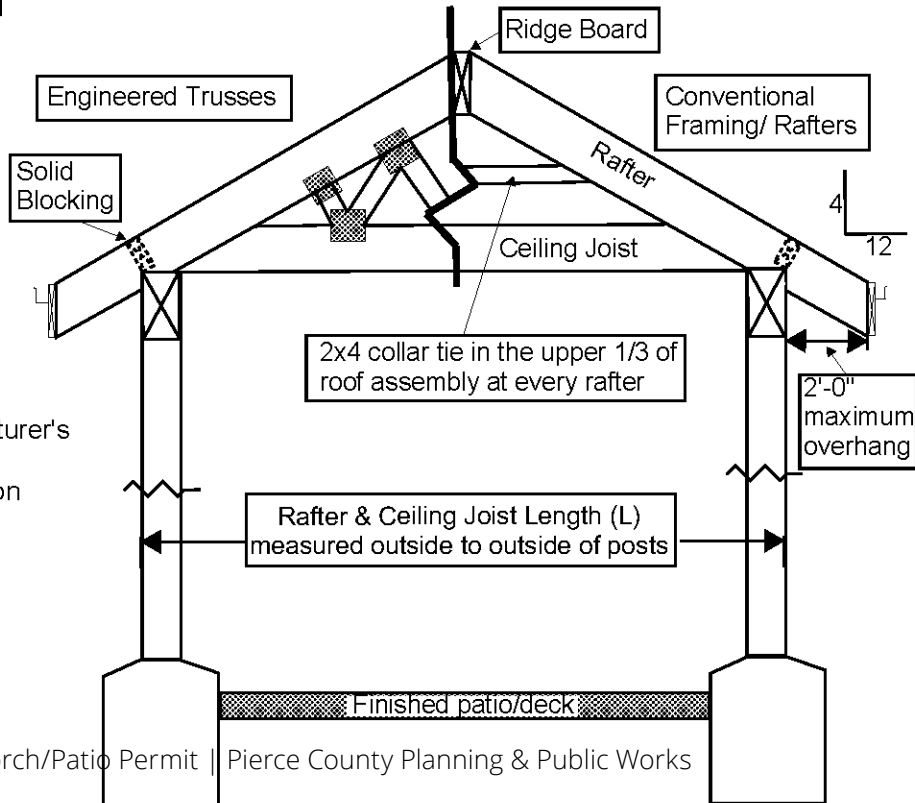
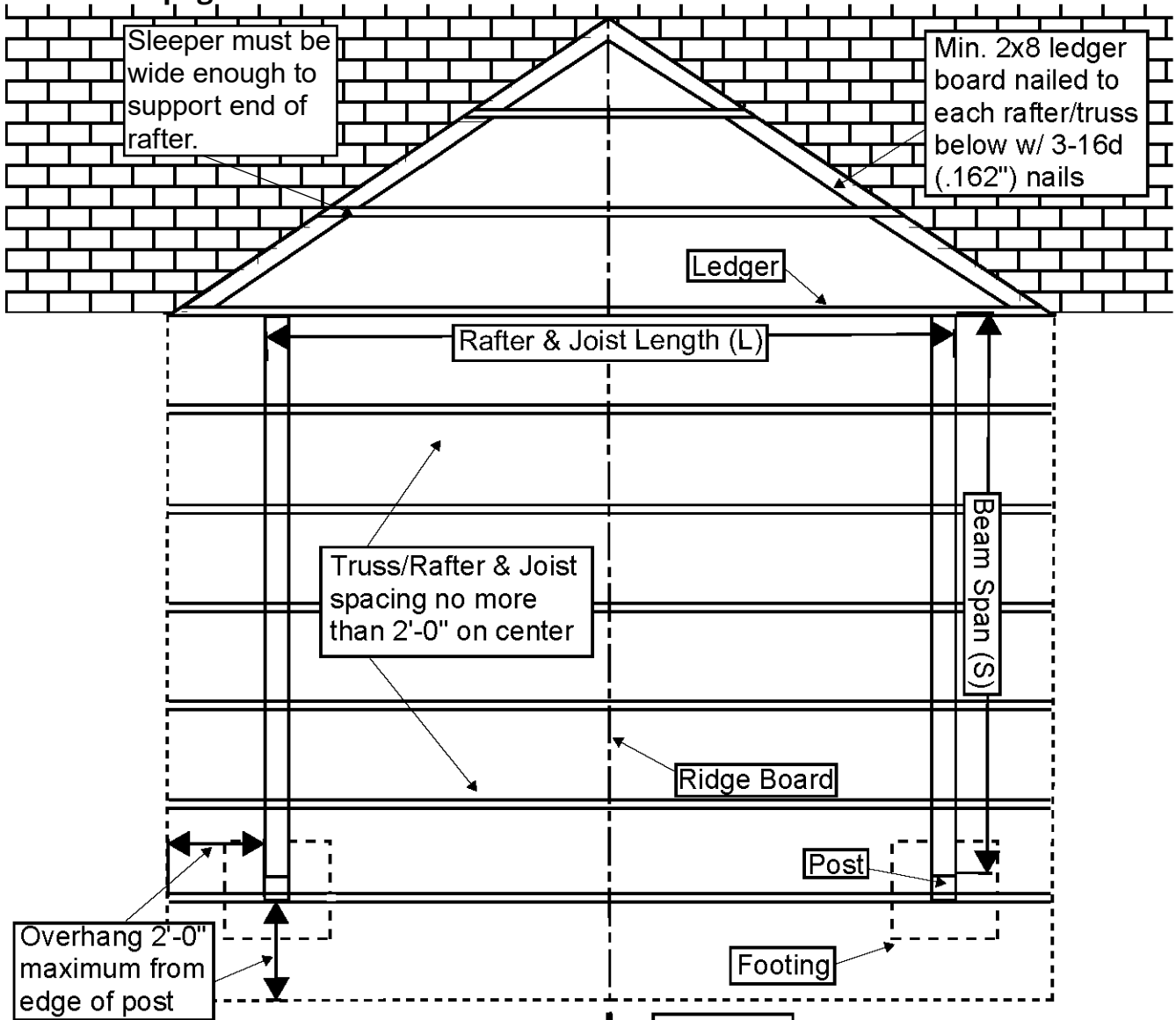
Table 3: Rafter/Joist Size

Length (L)		
10'	16'	20'
2x6	2x8	2x10

a. length are maximum spans
b. specified lumber dimensions are for Rafter & ceiling Joists

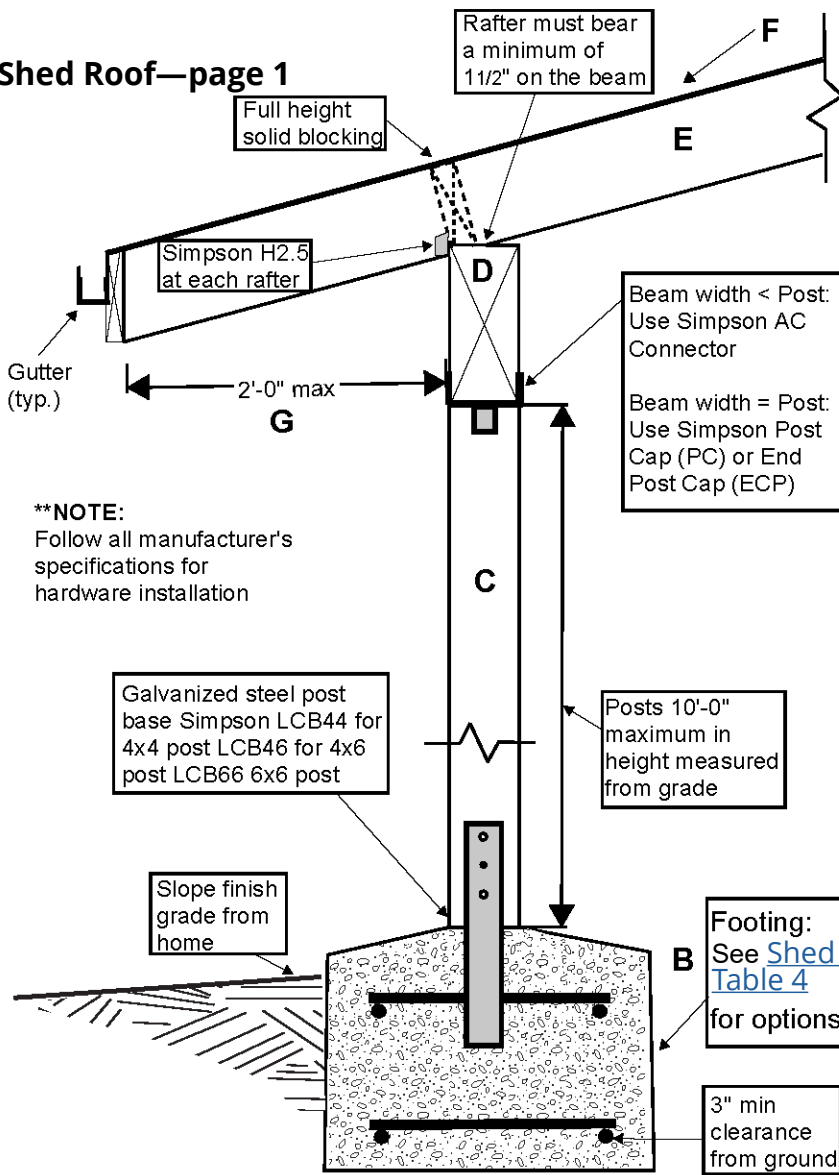
- A. Overall Size (not including eaves)
(S) x (L) = Total
- B. Footing Size ([Gable Table 4](#))
(S) x (L) Frost Depth
- C. Post Size (Table 1)
- D. Beam Size (not pressure treated; Table 2)
- E. Roof Type (minimum pitch 4:12)
- F. Skip F if using engineered trusses
Rafter/Joist Span (Table 3)
Rafter Length Size
Joist Length Size
(Also follow [Rafter Framing](#))
- G. Eaves/Overhang (2'0" max from edge of beam)
Sides? Yes No
Ends? Yes No

Gable Roof—page 2



****NOTE:**
Follow all manufacturer's specifications for hardware installation

Shed Roof—page 1



****NOTE:**
Follow all manufacturer's specifications for hardware installation

A. Overall Size (not including eaves)

$$(S) \times (L) = \text{Total}$$

B. Footing Size (Shed Table 4)

$$(S) \times (L) \text{ Frost Depth}$$

C. Post Size (Table 1)

D. Beam Size (not pressure treated; Table 2)

E. Roof Type (minimum pitch 4:12)

F. Skip F if using engineered trusses
Rafter Spacing (Table 3)

G. Eaves/Overhang (2'0" max from edge of beam)

Sides? Yes No

Ends? Yes No

Table 1: Post Size

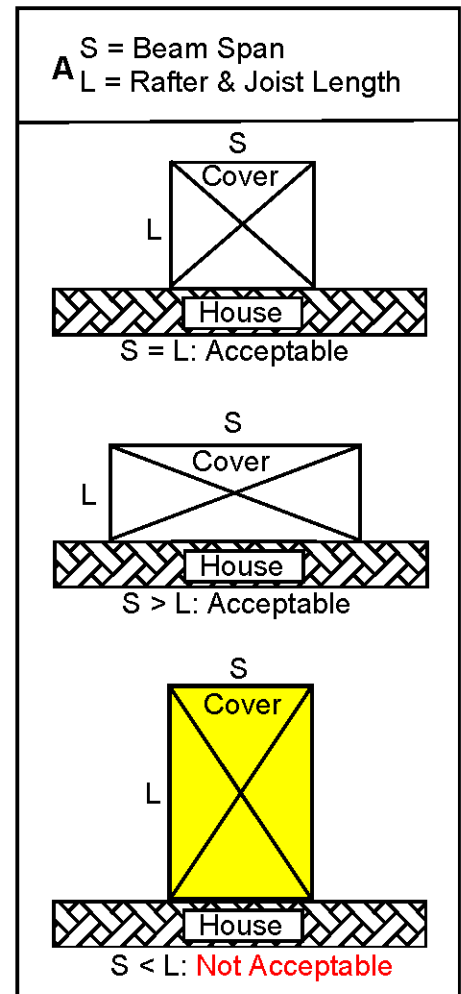
		Rafter Length (L)								
		6'	7'	8'	9'	10'	11'	12'	13'	14'
Beam Span (S)	6'	4x4	4x4	4x4	4x4	4x4	4x4	4x4	4x4	6x6
	7'	4x4	4x4	4x4	4x4	4x4	4x4	6x6	6x6	6x6
	8'	4x4	4x4	4x4	6x6	6x6	6x6	6x6	6x6	6x6
	9'	4x4	4x4	6x6	6x6	6x6	6x6	6x6	6x6	6x6
	10'	4x4	6x6	6x6	6x6	6x6	6x6	6x6	6x6	6x6

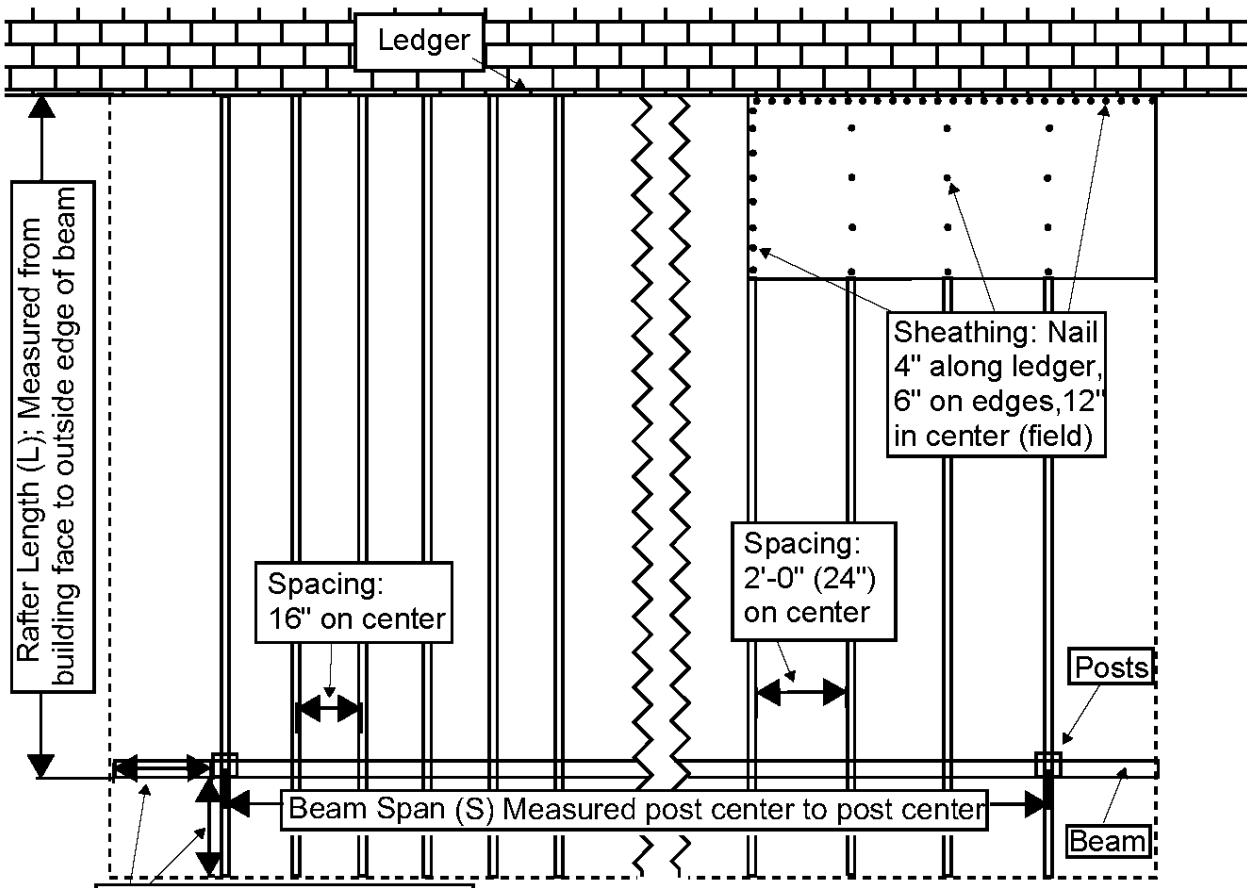
Table 2: Beam Size

		Rafter Length (L)	
		10'	14'
Beam Span (S)	6'	4x6	4x8
	7'	4x8	4x8
	8'	4x8	4x10
	9'	4x10	4x12
	10'	4x10	4x12

Table 3: Rafter Size

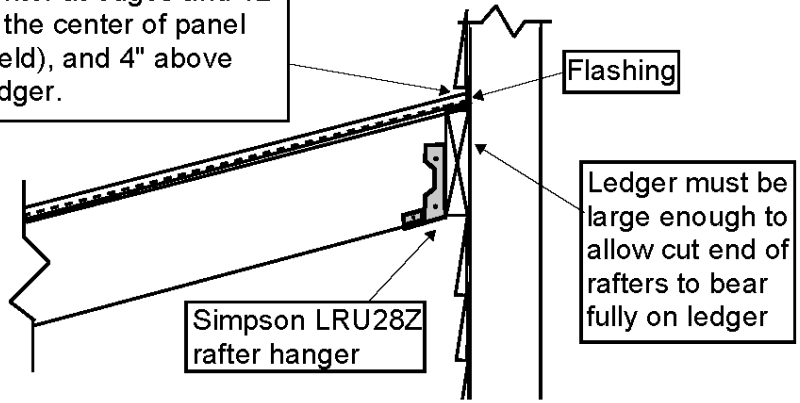
		Rafter Length (L)			
		8'	10'	12'	14'
Spacing	16"	2x6	2x6	2x8	2x10
	24"	2x6	2x8	2x10	2x12





Overhangs: 2'-0" maximum from edge of post

7/16" structural panel roof sheathing, Nail with 8d (0.131") at 6" on center at edges and 12" in the center of panel (field), and 4" above ledger.



Building to end of eave:	0'-0" - 10'-0"	10'-0" - 16'-0"
Ledger Nailing:	(3)16d (0.162")	(4)16d (0.162")

****NOTE:**
Follow all manufacturer's specifications for hardware installation

Gable Table 4: Footing Size

		Rafter & Joist Length (L)							
		10'	12'	14'	16'	18'	20'	22'	24'
Beam Span (S)	4'	12x12	12x12	12x12	18x18	18x18	18x18	18x18	18x18
	6'	12x12	12x12	12x12	18x18	18x18	18x18	18x18	18x18
	7'	12x12	12x12	12x12	18x18	18x18	18x18	18x18	18x18
	8'	12x12	12x12	12x12	18x18	18x18	18x18	18x18	24x24
	9'	18x18	18x18	18x18	18x18	18x18	18x18	24x24	24x24
	10'	18x18	18x18	18x18	18x18	24x24	24x24	24x24	24x24
	12'	18x18	18x18	18x18	18x18	24x24	24x24	24x24	24x24

* All footing sizes are in inches measured length x width.

** Depth of footing is 12" minimum below grade or site specific frost depth.

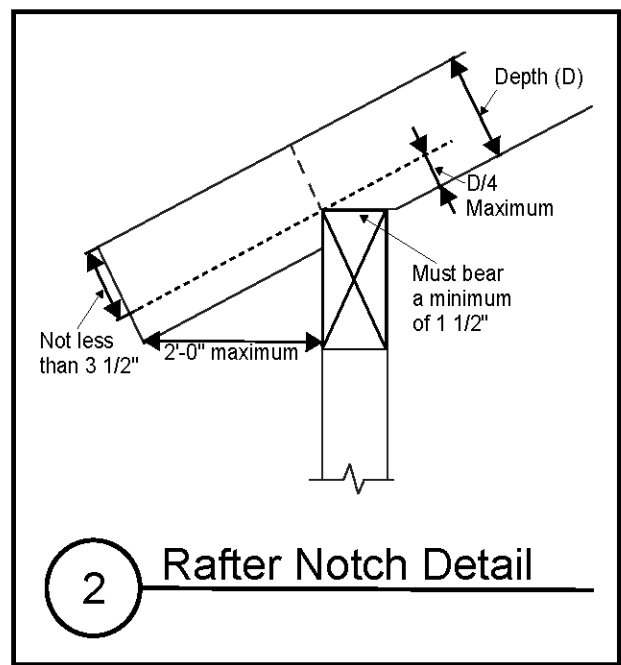
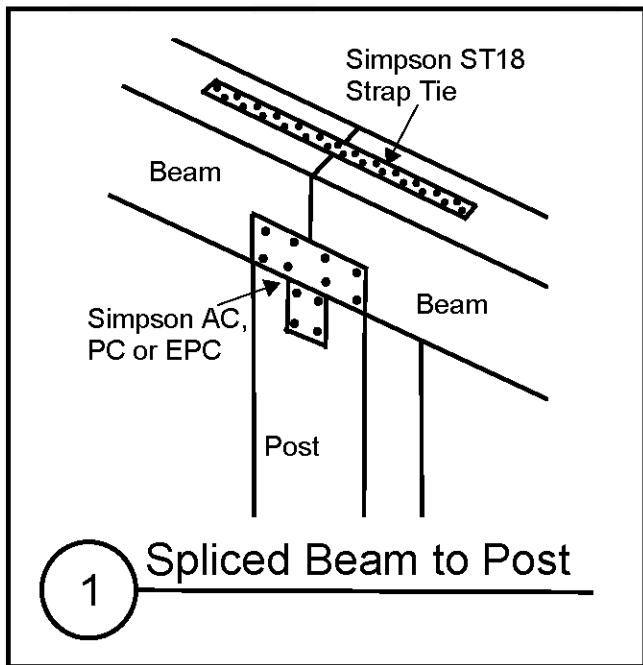
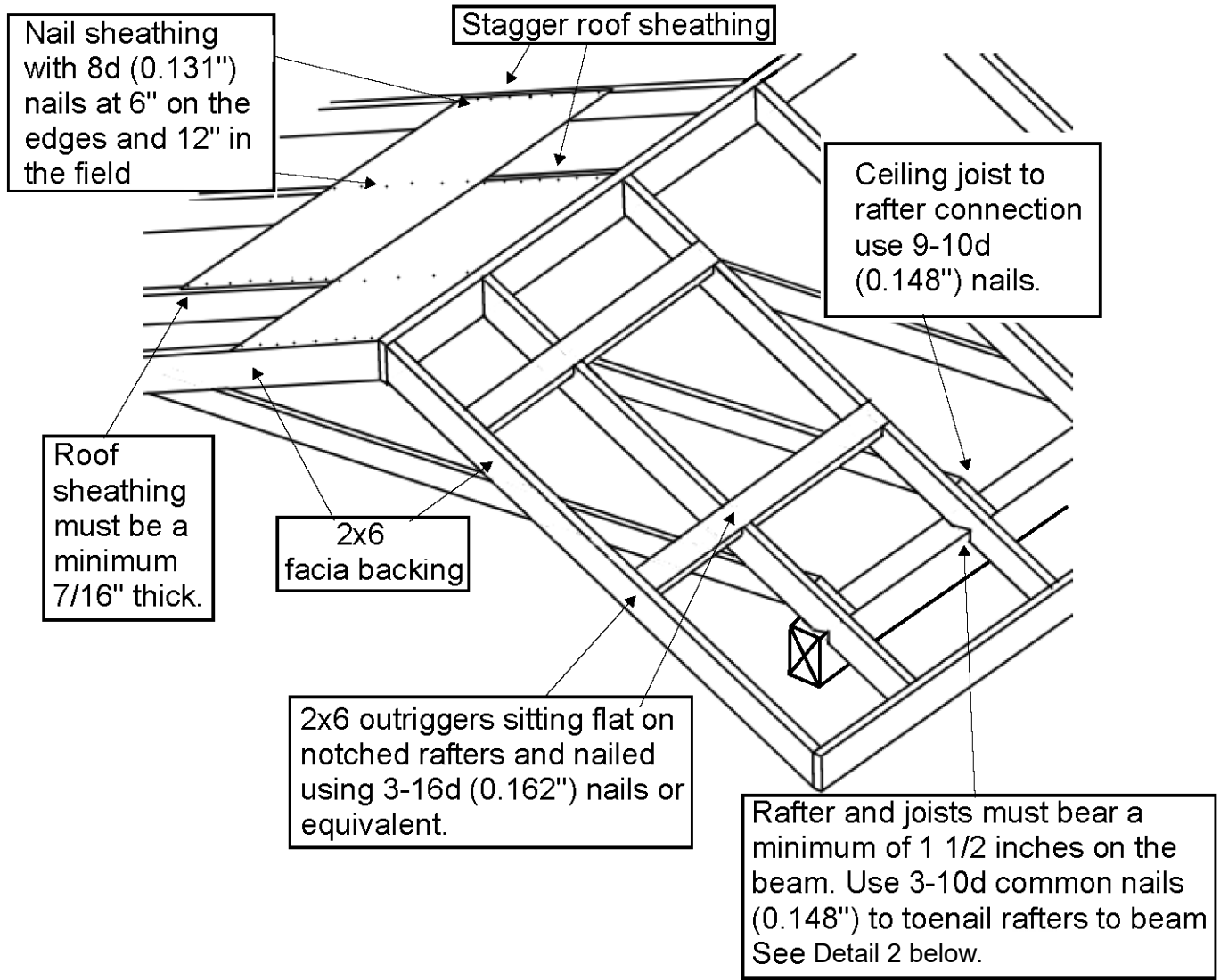
Shed Table 4: Footing Size

		Rafter & Joist Length (L)								
		6'	7'	8'	9'	10'	11'	12'	13'	14'
Beam Span (S)	4'	12x12	12x12	12x12	12x12	12x12	18x18	18x18	18x18	18x18
	6'	12x12	12x12	12x12	12x12	12x12	18x18	18x18	18x18	24x24
	7'	12x12	12x12	12x12	12x12	18x18	18x18	18x18	24x24	24x24
	8'	12x12	12x12	12x12	18x18	18x18	18x18	24x24	24x24	24x24
	9'	18x18	18x18	18x18	18x18	24x24	24x24	24x24	24x24	24x24
	10'	18x18	18x18	24x24	24x24	24x24	24x24	24x24	24x24	24x24

* All footing sizes are in inches measured length x width.

** Depth of footing is 12" minimum below grade or site specific frost depth.

Rafter Framing and Details



Site Plan

Draw your site plan here, include footprint of new structure.

A large grid of small dots, approximately 30 columns wide and 40 rows high, intended for drawing a site plan. The dots are arranged in a regular, repeating pattern across the page.