



LAKE HAVASU CITY

DEVELOPMENT SERVICES DEPARTMENT

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OUTDOOR SEASONAL ROOM

Outdoor Seasonal Room: An enclosed patio or new structure intended for non-habitable use, consisting of a single room. The following is a list of requirements necessary to convert an existing patio cover or construct a new Outdoor Seasonal Room.

1. Required emergency egress openings shall not open into the proposed Outdoor Seasonal Room. Note: Openings from habitable spaces other than bedrooms or non-habitable spaces may open directly to the Outdoor Seasonal Room.
2. The proposed Outdoor Seasonal Room must be provided with at least one exterior opening leading directly to a yard, court, or public way.
 - a. The required opening must meet the minimum requirements of IRC R310 or 311.
 - b. If an exterior door is provided to meet the requirements noted above, it must include a switched exterior light fixture and landing 36" x door width.
3. The longest side and one adjacent side must remain at least 65% open but may be provided with removable insect screening or transparent/translucent plastic panels not greater than 1/8" in thickness or permanent glazing complying with IRC R308 within the required open area. Example: If the patio header is at 6'8", then 65% open = 4'4" = 2'4" maximum fixed wall height below openings.
 - a. A 6" wood/earth separation shall be provided, and any sill plates shall be pressure preservative treated lumber or wood of natural resistance to decay. Note: In lieu of the required 6" wood/earth separation for stucco application, an 8" wide x 4" thick concrete strip outside the exterior wall may be provided with additional metal flashing beneath the weep screen of same gauge 5" up the wall and 3" down below the sill plate.
 - b. No drywall is permitted with removable screens or plastic panels except on ceilings, which must meet the requirements for weather protection (12" minimum).
 - c. Existing house exterior finish (stucco) shall remain intact to differentiate between Enclosed Living Area and Outdoor Seasonal Room.
4. At least one 15-20A, 120V GFCI receptacle for general use shall be located within the space. Note: May be required to be weather proofed due to location and enclosure type.
5. At least one switched overhead lighting fixture shall be provided within the space. Note: May be a wall switch receptacle outlet.
6. No heat required for Outdoor Seasonal Room.
7. No footings are required for exterior partial-height walls, but walls must be anchored to slab by an acceptable means (wedge type or epoxy anchors).