

City of Schertz
Planning & Community Development
Patio Permit Requirements

A building permit is required for construction of a covered patio to ensure that the construction is structurally sound and safe. The following information was compiled to assist residents who wish to construct or repair a patio, this includes warranty work.

Permit Submittal Requirements:

- Site survey showing easements, property lines and setbacks with proposed area noted by highlighting, cross hatch, or shading drawn to scale. Provide distances between proposed structure and all property lines, and between primary and any other buildings/structures. Please contact the building inspections division, if a site survey is unavailable for your property, to discuss an alternative drawing.
- A plan/drawing that shows the patio location, elevations, framing details, doors, windows, electrical, mechanical, plumbing or gas.
- Should the residence be in a floodplain, a copy of cost of construction (materials and labor) is required.

Permit Fees:

- See [Permit Fee Schedule](#)

General Patio Foundation Construction Information:

Provide engineer approval of the pre-existing or new slab if it is greater than 300 square feet to show that the foundation is adequate to support the weight of the structure or one of the following methods for a new slab.

1. For free standing column supports the footings shall be:
 - a. At least 12 inches in diameter
 - b. At least 24 inches in depth below soil grade or to a weight bearing strata
 - c. Minimum of a #6 by 6 by 6 steel reinforcement cage installed one inch below the surface of the poured concrete to the one inch above the base of the footing and "belled" two inches at the base.
2. All other pier and beam construction shall have:
 - a. A footing designed no less than less than as allowed for highly expansive soils per the IRC and in no case shall the width of the footing be less than twelve inches with four #4 bars with #4 stirrups on twelve-inch centers.

- b. The monolithic slab shall be three- and one-half inches in depth with #6 by 6 by 6 mesh or #3 bar on 12-inch centers located in the center of the monolithic slab. No single monolithic slab shall have an area greater than 300 square feet without interior twelve inch by twelve-inch beams with four # 4 bar reinforcement one inch from the sides and one inch from the bottom of the interior beam. Stirrups are required on 12-inch centers and not less than #4 bar. Corner bars shall be installed at all intersections and at both interior and exterior corner edges of the new foundation.
- c. An engineer's approval will be required if the new foundation addition is to be connected by dowels to a post tension designed primary foundation.
- d. A minimum of 4 inches of compacted base will be required under the new monolithic slab free of any contaminating debris.

Inspections Required:

- Foundation/Flatwork (Pre-Pour)
- Framing
- Felt
- Covered Patio Final

Inspections Required, if applicable:

- Electrical Rough/Ground
- Electrical Tops
- Electrical Final

To request an inspection, please visit Schertz.com > How do I > Submit > Request an Inspection > then 'please request an inspection here' – this takes you to our **City of Schertz Web Portal**. Or go directly to our City of Schertz Web Portal and Sign in > My Items > My Building Permit Applications.

Inspection requests received by 6:00 a.m. will be inspected the same business day. Any request received after 6:00 a.m. will be performed the next business day.

If you have any questions regarding these requirements, please contact the Inspections Division at 210-619-1750, from 8:00 a.m. to 5:00 p.m. Monday through Friday.

