

Residential – Walk In
SUNROOM ADDITIONS

Definition, Sunroom addition. A one-story structure added to an existing dwelling with a glazing area in excess of 40 percent of the gross area of the structure's exterior walls and room.

Notes:

- a. All permit applications must be made in person.
- b. Foundation may be of engineered design or comply with Figure R403.1.1 in the 2003 IRC.
- c. Pre-fab sunrooms may be installed on a conforming foundation (see b above) and in accordance with manufacturer's installation instructions. A copy of the manufacturer's installation instructions must be submitted with the permit application.
- d. Minimum ceiling height is 7'.
- e. The minimum room area is 70 sq. ft.
- f. Habitable rooms shall not be less than 7' in any horizontal dimension. Portions of a room with a sloping ceiling measuring less than 5 feet or a furred ceiling measuring less than 7 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.
- g. Safety glazing is required in hazardous locations.
- h. If the sunroom addition is not heated or cooled and the original outside wall/windows/doors are not altered, no energy code compliance is required. If the original envelope is altered, alterations must comply with the energy code.
- i. If the sunroom addition is heated and/or cooled it shall be thermally isolated, ie. It shall be served by a separate heating and cooling system or be thermostatically controlled as a separate zone of the existing system.
- j. If the sunroom addition is less than 500 sq. ft. in area and conditioned, energy code compliance may be achieved by compliance with 2003 IECC table 502.2.5 or by REScheck or Energy Star.
- k. Natural light and ventilation requirements for existing rooms cannot be reduced below minimum code requirements.
- l. Existing required bedroom emergency escape and rescue windows must be maintained or replaced.
- m. Room additions with open spans in excess of 24 feet require engineered design. The Texas Engineering Practice Act.