



DEVELOPMENT SERVICES

Awnings, Canopies, Deck Roofs, and Patio Covers

This guidance document is in regards to awnings, canopies, deck roofs, and patio covers within the City of Fayetteville. Guidance will be provided in two main sections which will cover the North Carolina Residential Code (NCRC) and the North Carolina Building Code (NCBC). This will also include North Carolina Law and Administrative Code (NCLAC), City of Fayetteville Code of Ordinances, and the North Carolina General Statutes (NCGS) reference sections. Code, City Ordinance, and State Statutes references will be indicated by *

- *The North Carolina Residential Code governs single-family detached homes (three stories or less), duplexes (three stories or less) and townhomes (three stories or less). Any building or structure other than this is governed by the North Carolina Building Code.*

**NCRC 101.2*

1. Residential

- a) New and replacement structures will have to meet the wind speed design criteria for Cumberland County. **NCRC 301.2.1*
- b) Any structure (new and replacement) 3 feet or less from a property line or adjacent building will require a plan review to verify fire-resistance rating and a building permit. **NCRC 302.1, *NCLAC 106*
- c) Any structure (new or replacement) located within the City of Fayetteville's Fire District will require a plan review to verify fire-resistance rating and a building permit. **NCLAC 106*
- d) Any structure (new or replacement) located in the City of Fayetteville's Historic District will require plan review, a Certificate of Appropriateness, and a building permit. **NCGS 160D, *NCLAC 106, * Section 30-2. C.8 of the City of Fayetteville's Code of Ordinances*
- e) Any structure on a duplex will require the City of Fayetteville's Planning Division approval. ** Section 30-7. F of the City of Fayetteville's Code of Ordinances*
- f) Any roof structure added to or constructed with a new deck will require a structural engineer design letter if the foundation is a shallow pier system as outlined in **NCRC Appendix M. *NCLAC 106*
- g) Permanent patio covers will require a building permit if over 12 feet in any direction. **NCLAC 106, *NCRC 101.2.1*

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- h) Any structure that doesn't apply to the listed above and is less than 12 feet in any direction; a building permit is not required however it may require a zoning compliance approval. *NCRC 101.2.1,
- Codes, Ordinances, and Statutes are subject to change which may change any regulation.

2. Commercial

- a) New and replacement structures will have to meet the wind speed design criteria for Cumberland County. *NCBC 1609
- b) New structures will require plan review and a building permit. *NCLAC 106
- c) Any structure (new or replacement) located within the City of Fayetteville's Fire District will require a plan review to verify fire-resistance rating and a building permit. *NCLAC 106, *NCBC Appendix D
- d) Any structure (new or replacement) located in the City of Fayetteville's Historic District will require plan review, a Certificate of Appropriateness, and a building permit. *NCGS 160D, *NCLAC 106, * Section 30-2. C.8 of the City of Fayetteville's Code of Ordinances
- e) Any roof structure added to or constructed with a new deck will require a structural engineer design letter if the foundation is a shallow pier system. *NCBC 1604, *NCBC 1606, *NCLAC 106
- f) Any replacement cover over an area where people assemble will require a building permit. *NCLAC 106, *NCBC 903, *NCLAC 106
- g) Any repair, replacement, and/or modification to an existing structural system will require plans and a building permit sealed by a design professional. *NCGS 83A, NCLAC 204.3.5 (5), NCLAC 106
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It is the intent of the City of Fayetteville to ensure that no life safety issues occur in any construction projects and additional information may be required upon inspection of the project.