



City of Clearlake

14050 Olympic Drive, Clearlake, CA 95422
(707) 994-8201 FAX (707) 995-2653

CONSTRUCTION OF CARPORTS

BUILDING PERMIT INFORMATION

A Building Permit is required for the construction of a carport or shade cover over 120 sq. ft. This includes tubular frame kits with metal or fabric covering that must be designed with a 12" eave. If under 120 sq. ft., no permit is required, however, you must submit a plot plan showing the required setbacks for approval. If you have questions about the building permit requirements or procedures, please contact the Building Department.

STEPS FOR OBTAINING A CITY BUILDING PERMIT

Hours for obtaining/submitting an application for a building permit or obtaining planning information are: 8:00 am to 5:00 pm Monday thru Thursday.

Please follow this procedure when applying for a building permit:

1. Contact the Clearlake Building and Planning Department for zoning, setback requirements and possible mergers for your property. The City can also check the building file on your property for information that could help you prepare the carport plans.

If you have questions regarding the building code standards, contact the Building Department.

2. Submit two (2) sets of the plans, manufacturer's installation instructions and a building permit application to the Clearlake Planning Department at City Hall for zoning clearance. See "Required Plans" below for information on what plans are needed. The City will review your plans for compliance with zoning and setback requirements. When zoning clearance is approved, the City signs the plans and the building permit application form.
3. If the carport is proposed on a lot with a septic system, take the plans and building permit application form to Lake County Environmental Health Division for their approval prior to visiting the Clearlake Building Department. Please contact their office at (707) 263-1164.

REQUIRED PLANS

1. Plot plan showing: property boundaries; adjacent street(s) by name; location and dimensions of all proposed and existing structures; location of propane tank (if any); building setbacks from the property lines; and location of driveway and off-street parking area. If you are asking for a reduction of the setbacks to preserve a large tree on the property, then show the tree's location and note the type of tree and its trunk diameter on the plan.
2. Construction plans for the carport and/or manufacturers installation instructions. If you have questions about what you need to show on the plan, contact the City of Clearlake Building Department
3. If grading is proposed, a grading plan must be submitted to the City Engineer for approval. Do not start grading until you have received the approved City grading permit.

INSPECTIONS

To schedule building inspections, call the Building Department at (707)994-8201; 24-hour notice is required.

The City gives final building inspection approval. The City Planning Department will verify that the construction complies with the City's zoning clearance approval.

HINTS

The setback requirements for carports are the same as for homes. Setback requirements may be reduced to preserve large trees on the property (contact the Clearlake Planning Department for more information). Roof eaves may extend to within 30" of the property line.

The minimum size of a parking space is 9' by 19'. This parking space must be clear of any obstructions, such as steps, appliances (washing machine and dryer, water heater) or other mechanical equipment. Design the carport wider than the minimum required width to provide more area for opening the car doors.

A carport does not qualify as a garage for new construction.

If you are building a carport and have a propane tank of 125 gallons or more on the property, there must be a 10' ft. separation between the carport and the tank. When constructing a detached carport, there is no minimum setback from a structure however, if you enclose the sides within 3 feet of any structure a 5/8" firewall will be required.

A carport cannot be built on a vacant lot.