Hays
Public Works Department

Building Guide
City of Hays

Single Family Residential Patio Covers & Carports

How to Use this Guide:

1. Review this Building Guide
2. Provide a Site Plan
3. Fill out a Building Permit Application

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building codes, zoning ordinances and other applicable laws.

City of Hays
Public Works Dept.
Planning & Development Division
1002 Vine St.
Hays, Ks 67601
(785)628-7310 Phone
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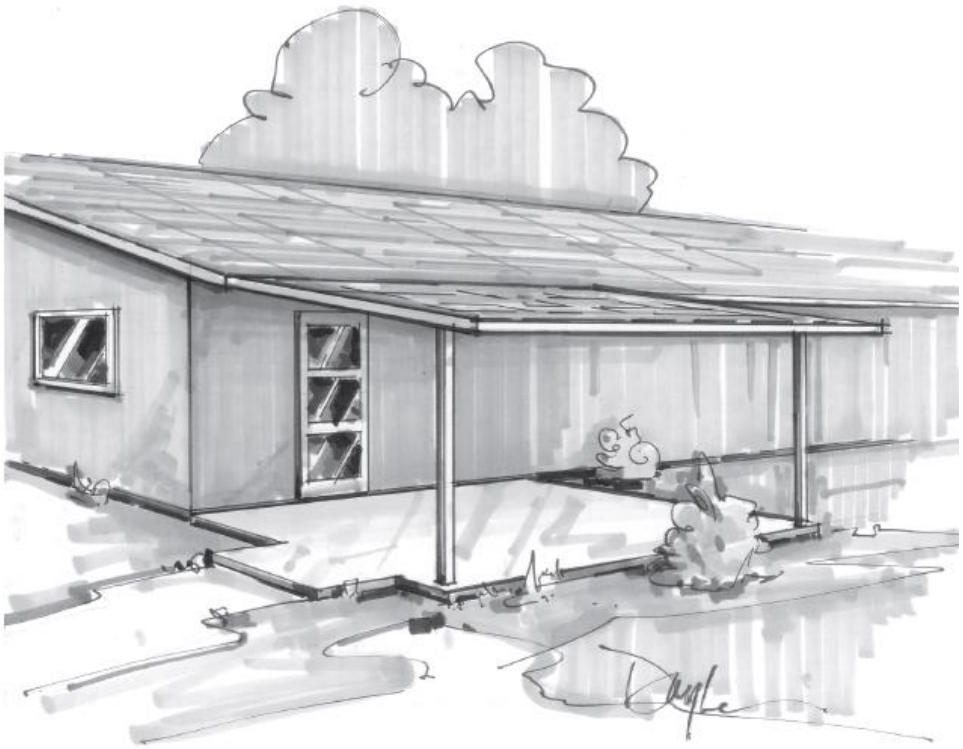
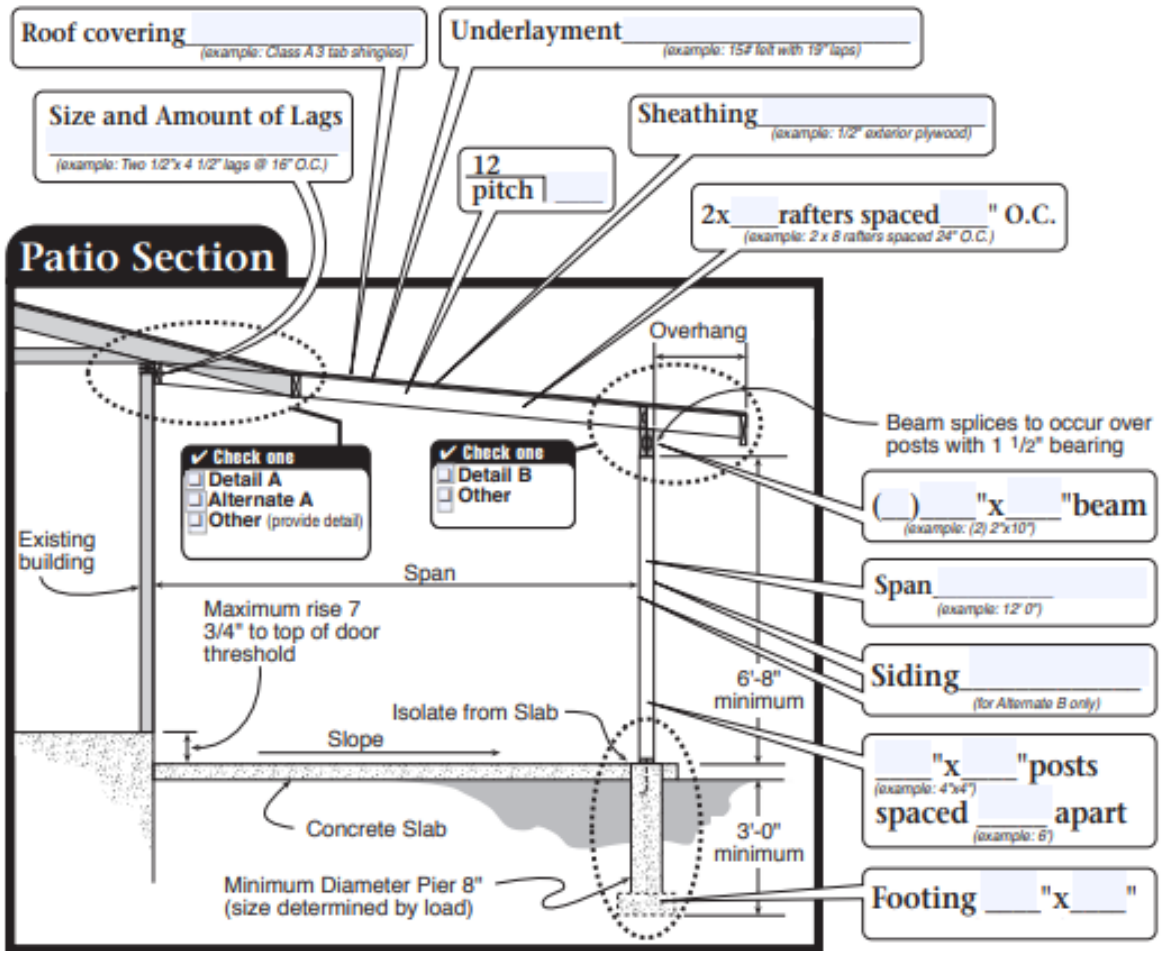
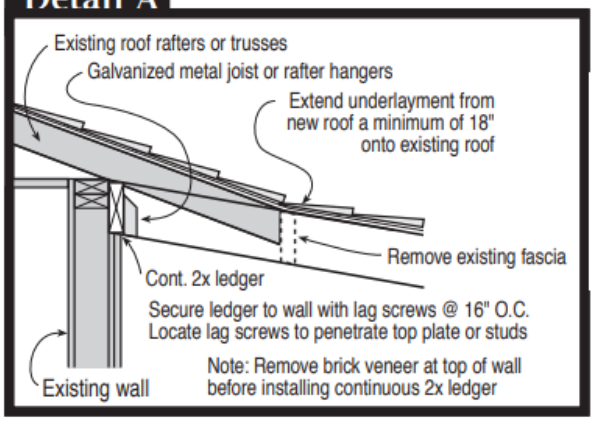


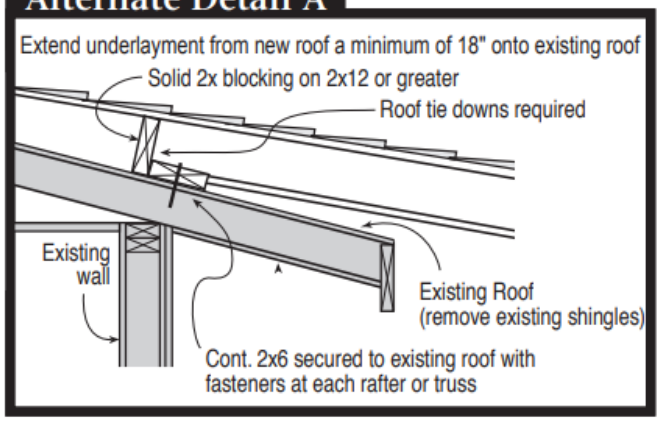


Footing Calculation Formula on Next Page

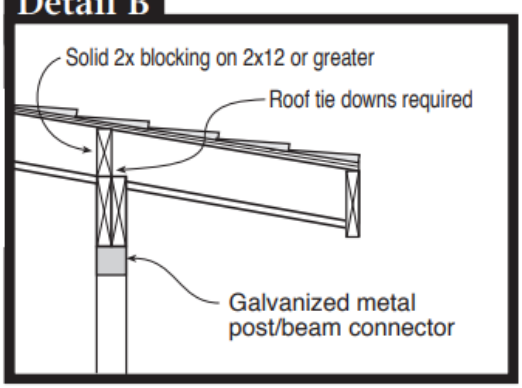
Detail A



Alternate Detail A

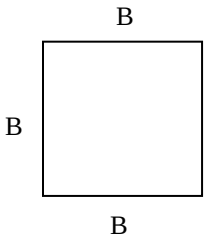


Detail B



Footing Calculation Formula

1. **L X W = SqFt**
2. **SqFt x 45 = TWOR**
3. **TWOR ÷ NOC = WPC (include corners of the house as columns/posts)**
4. **WPC ÷ 1500 = SqFt+OC**
5. **√SqFt+OC = A (Feet)**
6. **A x 12 = B (Inches)**
7.



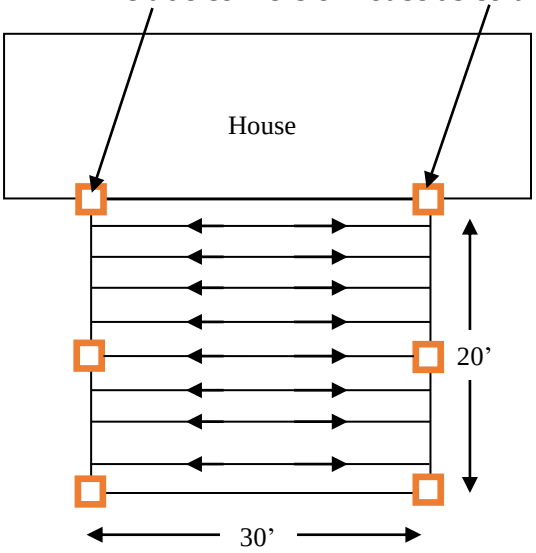
Minimum Size of Concrete Footing
Minimum Footing Thickness = 6”

KEY

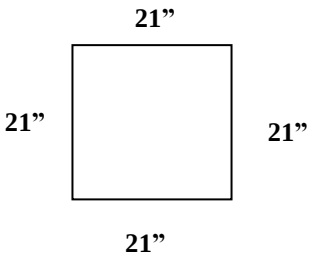
- **L – Length**
- **W – Width**
- **SqFt – Square Feet**
- **45 – Dead Load & Snow Load in Pounds (LBS)**
- **TWOR – Total Weight of Roof**
- **NOC – Number of Columns/Posts**
- **WPC – Weight Per Columns/Posts**
- **1500 – PSF soil bearing**
- **SqFf+OC – Square Foot of Column**

EXAMPLE

Include corners of house as columns/posts



1. **30 x 20 = 600**
2. **600 x 45 = 27,000**
3. **27,000 ÷ 6 = 4,500**
4. **4,500 ÷ 1,500 = 3**
5. **√3 = 1.73’**
6. **1.73’ x 12 = 21”**



Minimum Footing size is 21” x 21”x 6”
Square to Round footing conversion on next page

Square to Round Footing Conversion

Square Feet = Answer from #4 of the equation, round up to nearest square feet

= .75 square feet

= 1.5 square feet

= 1.75 square feet

= 3.25 square feet

= 5 square feet

= 7 square feet

Example (Same as above)

1. **30 x 20 = 600**
2. **600 x 45 = 27,000**
3. **27,000 ÷ 6 = 4,500**
4. **4,500 ÷ 1,500 = 3 sq ft**

24” round footing needed

Site Plan

Provide dimensions from new building to property lines and existing buildings.

Lot Width _____ Side Yard Setback (5 ft minimum for all accessory buildings)
Lot Depth _____ 5 foot rear yard building setback
5 foot separation from existing structures

Show Utility lines including Gas, Electric, and sewer if you know where it is.

This hand out is being provided by the City of Hays Public Works Dept. as a basic plan submittal under the 2015 IRC, & IFC, 2009 UMC & UPC, and 2014 NEC. This is not intended to cover all circumstances. Check with the Building Officials for additional requirements.

Any omissions of requirements on submitted plans or omissions during plan review shall in no way authorize any violation of applicable requirements under the 2015 IRC & IFC, 2009 UMC & UPC, and 2014 NEC, and City of Hays Ordinances. Owner/Contractor compliance with the standards adopted by the City of Hays is expected. Any and all construction activities are subject to verification during routine inspections by an authorized representative of the City of Hays.