REQUIREMENTS FOR SUNROOMS

A Sunroom room is defined as: “A one-story structure attached to a building with a glazing area in excess of 40 percent of the gross area of the structure’s exterior walls and roof.” Other terms used for such rooms include “sunroom”, “year-round-room”, “solar room” “Arizona room”, etc. The term “Sunroom” is meant to include all of these.

Walls between a dwelling and a Sunroom may have operable windows and doors, but no open pass-through, arches or cased openings. Individual Sunrooms shall not exceed one story or a maximum of ten feet (10’) in height. Enclosure walls shall be permitted to be of any configuration provided the open or glazed area of the longer wall and one additional wall is equal to at least sixty five percent (65%) of the area below a minimum of six feet eight inches (6’ 8”) of each wall, measured from the floor. Exterior doors from the Sunroom shall have a landing the width of the door and a minimum of thirty six inches (36”) out from the door. All stairs and elevated landings more than thirty inches (30”) above finished grade shall meet the requirements of sections R311 and R312 of the 2018 IRC.

Specifications:
Glazing shall meet the requirements of the 2018 IRC, Section R308. The Sunroom must be constructed according to the 2018 IRC requirements for R-3 occupancy. The continuous footing around the perimeter of the Sunroom, as defined by this policy, is not required.

Sunrooms Adjacent to a Sleeping Room:
Emergency egress from a sleeping room shall meet the requirements of the 2018 IRC Section 310 and cannot egress through the Sunroom.

Required Light and Ventilation:
Per Section 303.2 of the 2018 IRC “Adjoining rooms, Exception”: Openings required for light and/or ventilation shall be permitted to open into a thermally isolated Sunroom addition or patio cover, provided that there is an openable area between the adjoining room and the Sunroom or patio cover of not less than one tenth (1/10) of the floor area of the interior room but not less than twenty (20) square feet. The minimum openable area to the outdoors shall be based upon the total floor area being ventilated.
Sunrooms cont:

Sunrooms Adjacent to Manufactured Homes/Modular Units/Park Models:
Sunrooms must be self supporting when constructed adjacent to manufactured homes/ modular units or park models and cannot be supported by any of these units unless approved by an Arizona licensed engineer.

Submittal Requirements:
Submittal requirements shall be as detailed in policy PB-9 and shall include sufficient information to verify the vertical loads, anchorage and ledger connection to existing buildings, proposed foundations, vertical stability, and lateral stability using proper seismic and wind loads. A floor plan of the existing structure identifying uses of the rooms adjoining the Sunroom must also be provided.

Electrical:
Installation of electrical outlets, lights, and equipment shall comply with the regulations for exterior installation (weatherproof outlets GFCI protected). Exterior doors will require the installation of a switched light fixture per the requirements of E3903.3 of the 2018 IRC. Exterior Lights shall comply with the Yavapai County “dark sky” ordinance.