

Village of Onarga

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Risks with attaching verandahs or carports to your house

In recent years, the size of attached roofs has grown substantially

As well as covering double car spaces under carports, they now cover very large outdoor entertaining and living areas. This increase in size can more than double the loads now being placed on fascias and eaves. Coupled with this are changes to the way roofs and eaves are framed for the house itself.

Prefabricated timber and steel roof trusses are frequently used for the roof framing of the house and fascias are often made of thin metal with limited ability to act as distributing beams. It should not be assumed that the existing timber or steel structures can support additional loads such as carports or verandahs. The attachment of a carport or verandah to an existing roof structure may void the structural warranty of the existing structure and may compromise the structural integrity of the existing structure.

Where a Class 10 building (such as a carport or verandah) is to be attached to any part of the roof framing of a building of another Class (such as a dwelling), the adequacy of the existing structure (roof framing, wall framing, tie-downs) to support the additional roof load width must be verified.

Things to consider when attaching to an existing roof

Is the fascia capable of transferring the new loads to the existing roof framing? (see Figure 1).

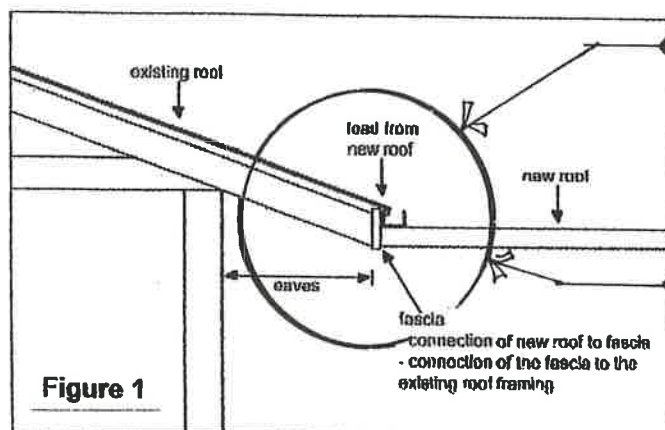


Figure 1

CAN NOT TIE-INTO
A 1" (3/4") FASCIA
BOARD - NO GOOD!
NEED ADDITIONAL
SUPPORT BACK INTO
ROOF & WALL FRAMING

adequacy of the existing structure (roof framing, wall framing, tie-downs) to support the additional roof load width must be verified.

Things to consider when attaching to an existing roof - **OWNER TO PROVIDE DETAILS FOR CONNECTING TO HOUSE ROOF... &**

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HOUSE WALL AT GRADE:

... SEE EXHIBITS FOR A GUIDELINE TO RESOLVE-CONSTRUCT PROPER CONNECTION.

