



Metal Carports

ARE YOU THINKING OF A CARPORT LIKE THIS ONE?

A BUILDING PERMIT IS REQUIRED

That means it must meet the city building and zoning codes.

Metal Carports and Buildings POLICY

QUESTIONS?

If you have any questions about this policy or any other building permitting issues, please do not hesitate to contact: The City of Torrington Department of Building/Zoning and Fire Safety.

Building Official
Dennis Estes
P.O. Box 250
307-532-0298
destes@torringtonwy.gov

Building Permits Applications can be found at :

www.torringtonwy.gov/building

In the middle of the page look for :

Building Guides SFR Patio Covers & Carports

Please submit the above document along with a simple site plan to the building department for approval prior to construction/installation of any carport.

DESIGN LOADS:

Snow Load: 30 lbs. Per Square Foot
Wind Load: 90 MPH
Must meet all yard setbacks

No metal buildings are allowed in R-1 or R-2 Zones.

DISCUSSION: In the past the City of Torrington has not aggressively permitted pre-manufactured metal buildings (used mostly as carports). It is clear however, that based on the International Residential and Building Codes, this type of building does in fact meet the definition of a structure and does require a building permit along with site and design review approval. It is also apparent that these structures CAN be made to meet the snow and wind loading required by Code. Therefore, it is the City of Torrington's policy to obtain site and design review and building permit approval prior to construction/installation on any lot or parcel within the City.

THE POLICY: As of January 1, 2015 all pre-manufactured carports over 200 sf require a building permit. The City shall require a site and design review approval to construct and/or place in the City limits of Torrington. Because of their construction the plans and specifications must be engineered by a Professional Engineer registered in the State of Wyoming. Additionally the plans must state the snow load and wind load capacities and detailed construction methods. All pre-manufactured metal carports placed or constructed prior to January 1, 2015 will be treated as pre-existing nonconforming uses, and may not be enlarged, modified, altered or expanded unless doing so would result in the entire structure to become in compliance with applicable building code and engineering requirements.

Definition of a carport 2006 IRC: Carports shall be open on at least two sides. If more than two sides are closed than the structure shall be considered a garage.

