



CITY OF SANTA MONICA BUILDING AND SAFETY DIVISION OUTDOOR DINING STANDARDS

Building permits are required. To obtain a building permit, submit plans showing areas proposed for outdoor dining areas that are fully dimensioned and include the location of existing buildings and enclosing barriers, layout of dining tables, location of exits from adjoining buildings and from the outdoor dining area. The plans will be reviewed for the following requirements:

Exits

- Outdoor dining areas shall be designed to maintain clear existing legal exits from the building to the public way.
- A minimum of a 44-inch exit path is required to be maintained from the building and from any enclosed outdoor dining areas for 50 or more persons.
- Dining areas with an occupancy greater than 50 persons will require 2 exits from that area.

Accessibility

- Outdoor dining areas shall be designed to meet accessibility requirements.
- One wheelchair seating space shall be provided for each 20 seats.
- A minimum 36-inch egress aisle shall be maintained adjoining a wheelchair location.
- Wheelchair locations shall provide a minimum clear floor area of 33-inches by 48-inches for front access or 33-inches by 60 –inches for side access.
- Food service aisles shall not be less than 36-inches wide and need not be greater than 42-inches wide.

Awnings

Awnings providing shelter for outdoor dining areas shall comply with the following:

- Frames supporting awnings shall be of noncombustible materials.
- The cover material of awnings shall be an approved fire retardant cover for retractable awnings or noncombustible material for fixed awnings.
- Awnings shall not project over the public property more than 7 feet from the face of the supporting building. In no case shall awnings project over the public property more than two-thirds of the distance between the building and the nearest curb.
- All portions of any awning shall be a minimum of 8 feet above the public walkway. Complete details shall be submitted to the Building and Safety Division for approval of the support system and attachments to the existing building.

Heaters

- Heating units shall have a UL or AGA listing.
- Heating units shall not be installed over or near exits from buildings.
- Heating units shall maintain the required clearances from combustible materials.
- A minimum headroom clearance of 6' 8" shall be maintained under the heating unit.