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PORCHES

Information Necessary When Applying for a Building Permit:

1. Permit application completed and signed.
2. Two sets of Detailed Building Plans. The plans shall show footing and foundation size and thickness, detailed, floor, wall, and roof construction, also floor, wall and roof sheathing, and any post, header and beam sizes and spans, etc. Other information may also be required.
3. Two copies of the residential survey or site plan (drawn to scale) indicating the following: the proposed building elevation, distances from the property lines, buildings on the same property, septic system, well, wetlands, rivers, lakes or easements. If the property lines can not be identified a survey will be required.
4. Soil borings showing depth to mottled soil at building site (if construction is at or below grade).
5. Building location staked off.
6. Septic system roped off.
7. Builders license (unless homeowner is doing the project).
8. Furnace sizing (only if heated and over 500 square feet).

General Building Code Requirements for Porches:

1. Footings shall extend below frost depth, minimum of 42 inches deep.
2. Wood joist 18 inches or closer to grade or wood beams 12 inches or closer to grade must be approved treated wood (.40 treated) or wood with natural resistance to decay (heartwood of cedar or redwood. All wood exposed to the weather shall be treated or wood that has a natural resistance to decay.
3. Columns and posts supporting porches and stairways exposed to the weather or to water splash must be supported and connected to concrete piers or metal pedestals projecting above grade. Columns and posts in contact with the ground or embedded in concrete or masonry must be of special pressure treated wood approved for ground contact (.60 treated).
4. All porches, balconies or decks open sides of landing and stairs which are more than 30 inches above grade or a floor below must be protected by a guardrail not less than 36 inches in height. Open guardrails and stair railings are required to have intermediate rails or an ornamental pattern such that a ball 4 inches in diameter cannot pass through.
5. If a stairway is to be provided it must be not less than 36 inches in width. Stairways may be constructed having a 7-3/4 inch maximum rise (height), and a 10 inch minimum run (length). The largest tread rise and tread run may not exceed the smallest corresponding tread rise or run by more than 3/8 inch. The maximum opening between risers is such that a ball 4 inches in diameter cannot pass through.

6. Handrails are required on all stairways having 4 or more risers. Handrails may not be less than 1-1/4 inch and not more than 2-3/4 inch in cross sectional area (diameter). Handrails must be installed not less than 34 inches and not more than 38 inches above the nosing (front edge) of treads and they must be returned to a wall or post.
7. If an exterior stairway is to be provided the construction members that form the structural support shall be of approved wood of natural resistance to decay such as cedar, redwood or .40 treated wood.
8. Wall Framing: Studs must be placed with their wide dimension perpendicular to the wall and not less than three studs must be installed at each corner of an exterior wall. Minimum stud size is 2x4 and spaced not more than 24 inches on center (screened porches only). Additions or heated porches should use 2x6 studs and provide R-19 wall insulation.
9. Top Plate: Bearing and exterior wall studs need to be capped with double top plates installed to provide overlapping at corners and at intersections with other partitions. End joints in double top plates must be offset at least 24 inches.
10. Sheathing: Approved wall and roof sheathing is required. Indicate type and thickness of wall and roof sheathing.
11. Roof Covering: Two layers of 15 pound roofing felt solidly mopped together or one of the approved ice and water shield underlayment materials must be installed on all roofs from the eave to 24 inches inside the inside wall line. Roof coverings must be installed according to the manufacturer's specifications.
12. Roof Trusses: If manufactured trusses are to be used, submit 1 copy of truss plans signed by a registered engineer.
13. If constructing with hand framed roof rafters: Size and spacing of conventional lumber used for roof framing depends upon the roof pitch, span, type of materials, and the loading characteristics being imposed. Porches must be designed for a roof snow load of 35 pounds per square foot. Rafters need to be framed directly opposite each other at the ridge. A ridge board at least 1 inch (nominal) thickness, and not less in depth than the cut end of the rafter is required for hand-framed roofs. At all valley or hips there also needs to be a single valley or hip rafter not less than 2 inches (nominal) thickness and not less in depth than the cut of the rafter. Rafters must be nailed to the adjacent ceiling joist to form a continuous tie between exterior walls when the joists are parallel to the rafters. Where not parallel, rafters must be tied to a minimum 1 inch by 4 inch (nominal) cross tie spaced a minimum four foot on center.
14. The minimum insulation R-value in attics or roofs is R-38 with energy heel trusses, and R-42 without energy heel trusses (for heated porches only). Roof ventilation is also required.
15. The minimum insulation R-value for floors over unconditioned space is R-30 (for heated porches only).

Note: The above information is general code requirements for porch construction; additional information will be required when applying for a building permit.

The building plans must include the following:

1. Proposed size of the addition.
2. Footing size, location, spacing and depth.

3. Show the location and size of all windows and doors.
4. The size, span, and location of all headers, beams and posts must be indicated on the plans.
5. The stud size and spacing must be noted on the plans.
6. Size, spacing and direction of rafter or roof truss, if manufacturer's roof truss is to be used, then provide the manufacturer's truss plans.
7. Show the type, size, span and spacing of floor joists, indicate method of supporting floor joist.
8. Indicate the direction of the floor joists.
9. Height of structure from grade.
10. Type and thickness of floor sheathing.
11. Show the ceiling height.
12. Type and thickness of wall sheathing and siding type.
13. Type of roof sheathing, underlayment and roof coverings.
14. Roof pitch.
15. Method of attachment to existing structure.

Note: All drawings need to be drawn to scale (1/4 inch per foot is preferred).

Required Inspections:

1. Footings: After the holes are dug and any required reinforcement is in place, but prior to the pouring of the concrete! If porch is to be constructed on an existing deck, footing depth and sizes must be verified and approved by the Building Inspector.
2. Plumbing, Heating, Fireplaces and Electrical rough-in work. Electrical is inspected by the State Electrical Inspector.
3. Framing: To be made after the roof, all building framing, fire blocking and bracing have been completed and the rough-in electrical, plumbing and heating have been approved.
4. Insulation: To be made after all insulation material, including the vapor barrier, wind-wash and air chutes are in place, before covering (on heated additions and four season porches only).
5. Final: To be made after the final electrical inspection has been approved and the building has been complete, including the final grading.

Other Information:

1. When construction is within a dwelling and requires a building permit and the value of the work is \$1,000 or more a smoke detector is required in each sleeping room.
2. Permit may take up to 10 working days to process, provided all required information is submitted.
3. Septic systems may need to be upgraded before a permit is issued. If you have any questions, please contact the Building Department.

NOTE: PERMIT FEE IS BASED ON VALUATION.