Porches

A Building Permit is required for construction of all porches, regardless of size or cost. If you are building on top of an existing deck, structural upgrades may be required. Please review all of the application requirements. Once plan approval has been given, and a permit issued, if you decide to make changes to or alter your plan, you must submit changes for approval.

To obtain a permit for construction, you will need to submit the following 3 items:
1. Building Permit Application
2. Site Plan (example enclosed)
   Your site plan should indicate the location of the dwelling and the proposed porch location & dimensions. Lot irons are required to be located.
3. Construction Plans (one copy)

Incomplete plans will not be reviewed. Please allow 7-10 working days for review. You will be contacted by the Building Inspections Division when your plan has been approved.

NOTE: If you are in a development with a homeowners' association, a letter from the Board of Directors approving construction is required.

Your Plan must include all of the following:
(Use this as your checklist)

☐ Dimensions of porch: length _____, width _____
☐ Floor Layout
☐ Cross Section
☐ Footing depth ______ size ______
☐ Size of beam/beams
☐ Size of joists
☐ Spacing of joists
☐ Spacing of roof trusses/rafters
☐ Roof & ledger attachment details

If your porch has stairs you will need to include the following items:

☐ Height of guardrail: ______
☐ Size of openings in guardrail:
  1. Distance between balusters: ______
  2. Distance between decking & guardrail bottom:______
☐ Height of the stair riser: ______
☐ Depth of stair treads: ______
☐ Height of the handrail: ______

STAIRWAY LIGHTING: Exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads.
YOU MAY CONTACT THE BUILDING INSPECTION DEPT. AT 763-767-6476 TO REQUEST A COPY OF YOUR LOT SURVEY. NOTE: NOT ALL PROPERTIES HAVE A CERTIFICATE OF SURVEY ON FILE.

SHOW ON PLAN
1. LOT LINES.
2. LOT DIMENSIONS.
3. OWNER’S NAME.
4. ADDRESS.
5. DRIVEWAY.
6. POND/LAKE/STREAM.
7. EASEMENTS.
8. POWER SUPPLY.
9. DIMENSIONS TO PROPOSED PROJECT AND ALL OTHER STRUCTURES.
10. SIZE OF NEW STRUCTURE.
11. DIMENSIONS TO LOT LINES.
12. DIMENSIONS TO OTHER BLDGS.
13. INCLUDE YARD SETBACKS AND EASEMENTS ON SIDE, FRONT, AND BACK YARDS.
14. LABEL ALL ADJACENT STREETS.
15. INCLUDE SCALE.

NOTE: PLEASE PROVIDE (2) COPIES OF THE PROPOSED SITE PLAN.

IF A COMPLETED SITE PLAN IS NOT PROVIDED, PLAN REVIEW WILL BE DELAYED.

CALL BEFORE YOU DIG! CONTACT GOPHER STATE ONE-CALL FOR UTILITY LOCATIONS 651-454-0002 OR 811 FROM YOUR CELL PHONE

Jack & Jill Smith
3505-89th Ave. NW.

1"=20' SCALE
INSPECTIONS:
You must call for a scheduled appointment time. The approved plan must be on site for all inspections. Typically 8 inspections are required:

1. **Footings** - Your footings will be checked for proper diameter and depth, flare, a flat surface at the base, and no water in the holes. The location will also be checked to make sure you are not building within the setback/easements.

2. **Framing** – If your deck surface is 4 feet, or closer, to the ground, you must pass a framing inspection before the floor material may be applied to the porch floor. Structural integrity and proper attachment of all connectors will be inspected. Connection to the existing house roof/wall will be inspected at this time.

3. **Pan Flashing** – If applies. A plan flashing inspection will be required for windows/door installation.

4. **Sheathing** – A sheathing inspection will be required prior to house wrap installation.

5. **Ice and Water** – Ice and Water inspection is required prior to shingle installation. The Ice & Water is required to extend 24” beyond the inside wall line.

6. **Insulation/Vapor Retarder** – Insulation shall be R20 in the walls, R30 in the floor, and R49 in the ceiling. A Vapor Retarder is required on the warm side of the insulated exterior walls.

7. **House Wrap** – Pictures of House Wrap will be accepted at the final inspection.

8. **Final** – A final inspection must be completed to be sure that the porch complies with the current Minnesota State Building Code. Smoke/Co Alarms will be checked at the time of final inspection.

**HEAT SOURCE:** If heating, this area shall meet the requirements of the 2015 MN Residential Energy Code.
LEDGER ATTACHMENT GUIDE

TABLE R507.2
FASTENER SPACING FOR A SOUTHERN PINE OR HEIM-FER DECK LEDGER & A 2-INCH NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST

<table>
<thead>
<tr>
<th>JOIST SPAN</th>
<th>6' and less/6' 1&quot; to 8'/8' 1&quot; to 10'/10' 1&quot; to 12'/12' 1&quot; to 14'/14' 1&quot; to 16'/16' 1&quot; to 18'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connection details</td>
<td>On-center spacing of fasteners**</td>
</tr>
<tr>
<td>2(\frac{1}{2}) inch diameter lag screw with 2(\frac{1}{2}) inch maximum sheathing</td>
<td>30 23 18 15 13 11 10</td>
</tr>
<tr>
<td>2(\frac{3}{8}) inch diameter bolt with 2(\frac{3}{8}) inch maximum sheathing</td>
<td>36 36 34 29 24 21 19</td>
</tr>
<tr>
<td>2(\frac{1}{2}) inch diameter bolt with 2(\frac{3}{8}) inch maximum sheathing and (\frac{1}{2}) inch stacked washers</td>
<td>36 36 34 29 24 21 18 16</td>
</tr>
</tbody>
</table>

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm; 1 pound per square foot = 0.0494 lbf/ft².

a. The tip of the lag screw shall fully extend beyond the inside face of the band joist.

b. The maximum gap between the face of the ledger board and face of the wall sheathing shall be 3/8 inch.

c. Lag screws shall be flush or recessed from the contact surface of the band joist.

d. Lag screws and bolts shall be staggered in accordance with Section R507.2.1.

e. Each ledger shall be minimum 2 1/2 pressure-protected eastern white pine, fir, or other approved materials as established by standard engineering practices.

For solid-sawn pressure-protected eastern white pine, fir, or other approved materials as established by standard engineering practices, the ledger attachment shall be designed in accordance with accepted engineering practices.

For SI: 1 inch = 25.4 mm.

a. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the ledger in accordance with Figure R507.2.1(a).

b. Maximum 5 inches.

c. For engineered rim joists, the manufacturer’s recommendations shall govern.

d. The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance with Figure R507.2.1(a).

FIGURE R507.2.1(a)

Placement of Lag Screws & Bolts in Ledgers

*Distance shall be permitted to be reduced to 4 1/2" if lag screws are used or bolt spacing is reduced to that of lag screws to attach 2 x 8 ledgers to 2 x 8 band joists.
RISERS AND TREADS

The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8".

The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8".

POST TO JOIST CONNECTION

GUARDRAIL POST

A 4" sphere cannot pass through

(2) 1/2" dia. thru-bolts and washers (no carriage bolts)

2" MIN.

2-1/2" MIN AND 8" MAX.

OUTSIDE RM JOIST

POST DETAIL

Handrail details

Other shapes may be acceptable if they provide equivalent gripping service. Contact Building and Inspection.

Circular

Diameter

Min. 1-1/4"

Max. 2-1/4"

Handrail samples

Perimeter greater than

6-1/4"

Achieve 5/16" depth

Within 3/4" finger recess begins

Within 7/8" of widest portion, achieve 5/16" depth

Non-Circular

Perimeter

Min. 4", max. 6-1/4"

Finger Recess Area

Both sides

Handrails are to be fastened per the manufacturer's recommendation.