

LAND USE RESTRICTIONS:

Setbacks from property lines vary depending upon the community and zoning district your home is located in. Some communities have other zoning provisions that may apply to a porch. These may include, lot coverage or screening. Contact the Building or Planning Department in your community for the requirements in your location. This is an important first step in the planning for any porch project.

BUILDING CODE REQUIREMENTS:

A. Footings must extend below frost depth.

B. Wood joists 18 inches or closer to grade or wood beams 12 inches or closer to grade and their supports must be of an approved treated wood (.40 treated) or wood with natural resistance to decay. (heartwood of cedar or redwood)

C. 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. (.40 treated).

D. All porches, balconies or decks, open sides of landings 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 railing require intermediate rails or an ornamental pattern such that a ball 4 inches in diameter cannot pass through.

E. If a stairway is to be provided, it must be not less than 36 inches in width, (Stairways may be constructed having an 8 inch maximum rise (height) and a 9 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. Exterior stairways must be constructed of 2x material.

F. Handrails are required on all stairways having 4 or more risers. Handrails may not be less than 1 1/4" nor more than 2" in cross sectional area (Diameter). Handrails must be installed not less than 34 inches nor more than 38 inches above the nosing (front edge) of treads and they must be returned to a wall or post.

G. If an exterior stairway is to be provided, the construction members which form the structural support shall be of approved wood of natural resistance to decay such as cedar, redwood or

treated wood (.40 treated) when such members are exposed to the weather.

H. 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 2 x 4 and spaced not more than 24 inches on center.

I. 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 48 inches.

J. Sheathing, Roofing and Siding: Approved wall sheathing, siding, roof sheathing and roof coverings must be installed according to the manufacturers specifications.

K. Ice and Water Barrier: Two layers of 15 # roofing felt solidly mopped together or one of the approved ice and water shield underlayment materials must be installed on all roofs over heated porches. For roofs less than 4:12 pitch it is required from the eave to 24" (12" for roofs over 4:12 pitch) inside the inside wall line.

L. Roof Framing: Size and spacing of conventional lumber used for roof framing depends upon the roof pitch, span, the type of material being used, and the loading characteristics being imposed. Porches must be designed for the snow load required locally. Contact your local Inspection Department for details.

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 valleys and 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.

If manufactured trusses are to be used, Submit 1 copy of truss plans signed by a registered engineer.

M. Outside Meters, wells and septic systems
When locating a porch care must be given to the location of existing gas and electric meters, wells and septic systems. These may need to be relocated to allow for construction of the porch. Septic systems and wells may be difficult to relocate, requiring an alternate location for the porch. Prior to

placement of any porch that will interfere with these devices contact your local Building Inspector

N. Outside Water Meter Readers. Some communities use a remote outside water meter reading device that may need to be relocated to allow for construction of a porch. These devices must be relocated properly and may require special tools. Prior to placement of any porch that will interfere with the operation or accessibility of the reader contact your local Building Inspector or Water Department to obtain information and procedures on relocating these devices.

NOTE: The above outlines only general code requirements with regard to porch construction. For specific code requirements, please contact your local Building Department.

REQUIRED INSPECTIONS:

A. Footings: After the holes are dug and any reinforcement is in place, but **PRIOR TO THE POURING OF THE CONCRETE!!!**

B. Framing: To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing and heating wires, pipes and ducts (if any) are approved.

C. Insulation: To be made after all insulation material including the vapor barrier are in place but before covering. (Required on four season porches)

D. Final: To be made upon completion of the building and finish grading.

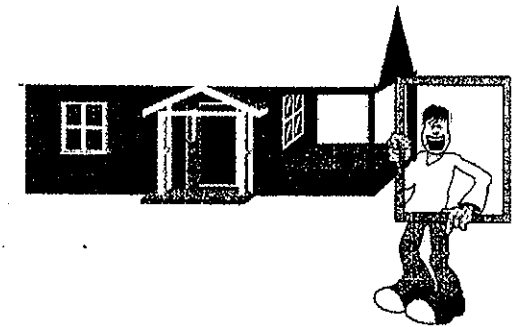
E. Other Inspections: In addition to the called inspections above, the building official may make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws which are enforced by the code enforcement agency.

24 - 48 HOUR NOTICE IS REQUIRED FOR INSPECTION - CALL 763-479-1720



**Be sure your contractor is licensed
It's the law in Minnesota**

Permits Made Easy Porches



Buffalo

CITY OF BUFFALO, MINNESOTA

METRO WEST INSPECTION SERVICES, INC



PERMITS FOR THREE/FOUR-SEASON PORCHES

Permit Requirements

Building permits are required for construction of all new three or four-season porches and for conversion of a three season porch to four season. The Building code in Minnesota requires porches that are to be heated (four season porches) to comply with the state energy code in addition to the other provisions of the code for construction of unheated structures. Porches must also meet the land use and setback requirements of the Community's Zoning Code. Zoning questions should be directed to local Planning and Zoning Department.

Permit Fees

The building permit fee is based on the project's construction cost and is designed to cover the cost of a plan review and the field inspections that will be done during construction. The plan review is done by the building inspector in order to spot potential problems or pitfalls that may arise. The inspector will make notes on the plan for your use. Construction inspections will be done during the project to insure code compliance and the materials you use are installed safely. The plan review and inspections are not designed to be a guarantee of the work but are done to provide a reasonable degree of review and observation so the project will be successful, safe and long lasting. Actual permit costs can be obtained by calling your local Inspection Department with your estimated construction cost.

Information Necessary When Applying For A Building Permit:

Information necessary for the Inspections Department to do a proper job of plan review and to help the project go smoothly are as follows;

- v 1. Application for permit
- v 2. Site plan or survey
- v 3. Floor plan
- v 4. Section
- v 5. Elevation
- v 6. Energy calculation worksheet (required if porch is to be heated)

Remember the purpose of the plan review is for the inspector to use his or her experience to inform you of potential problems or make suggestions, so the more information shown on the plans the more likely your project will be successful.

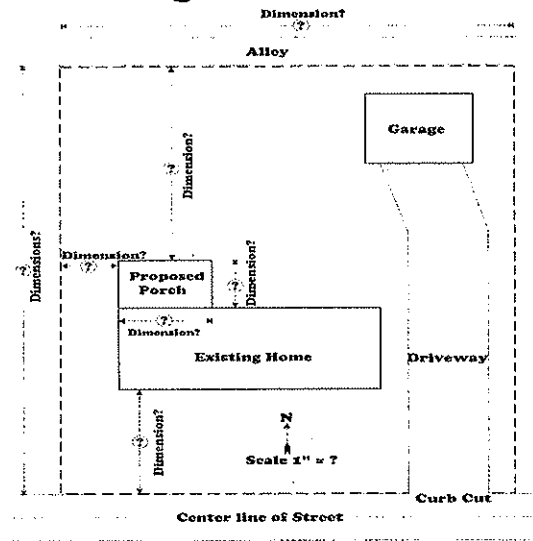
Minimum Plan Details Necessary For A Proper Plan Review:

The following text and sample drawings show the minimum detail expected so the permit process can proceed smoothly. Plans do not need to be professionally drawn but should include all of the information requested. The application for permit can be filled out at the time you drop off your plans. Permits can be handled by mail by calling the Inspection Department.

Submit 2 copies of a certificate of survey or site plan.

The site plan or survey must be drawn to scale indicating the lot dimensions, the location and size of the existing structure (s), and the location and a size of the proposed structure. Indicate the setbacks from property lines of the existing and proposed structure (s). Include any septic system areas or well locations if applicable. See Sample.

Sample Site Plan



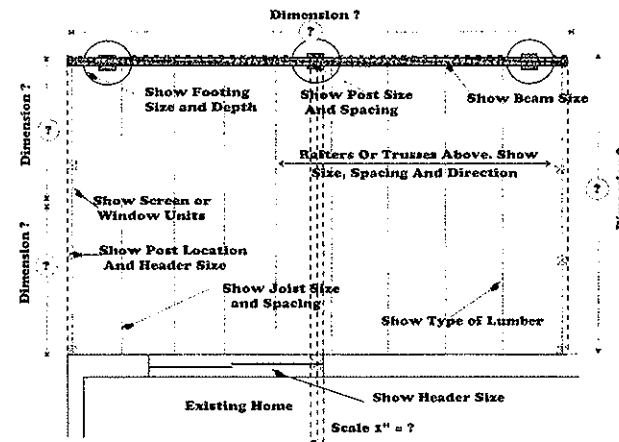
Call Two Working Days Before You Dig
1-800-252-1166 651-454-0002

Submit 2 copies of the floor plan showing proposed design and materials.

All drawings need to be drawn to scale and the scale should be shown on the drawing. Floor plans should include the following:

- v 1. Proposed size of porch
- v 2. Location and size of window and door openings
- v 3. Size of headers over all doors and window openings
- v 4. Size, spacing and direction of rafter (roof) materials
- v 5. Size and spacing of floor joists.
- v 6. Size, location and spacing of posts.
- v 7 Type (grade & specie) of lumber to be used

Sample Floor Plan



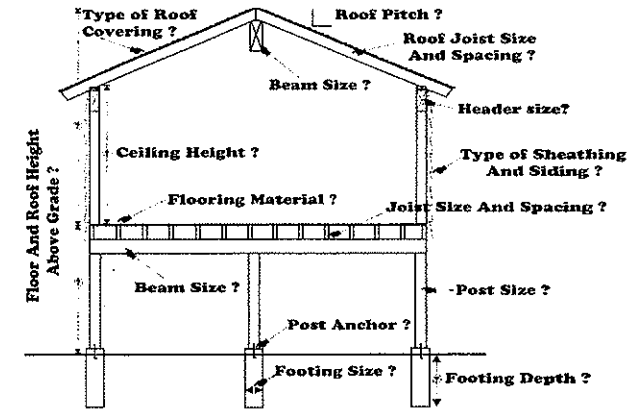
Submit 2 copies of section showing the proposed design

All sections should include the following:

- v 1. Height of structure from grade
- v 2. Size and depth of footings
- v 3. Beam size supporting floor and roof joists.
- v 4. Floor joist size and spacing.
- v 5. Flooring material.
- v 6. Ceiling height.
- v 7. Type (s) of sheathing and siding.
- v 8. Header size over windows, doors and screened openings.
- v 9. Size and spacing of rafters.
- v 10. Type (s) of roofing underlayment and roof covering.
- v 11. Pitch of roof.

Note: If truss roof system is to be used, submit 1 copy of stamped pre-engineered truss designs from manufacturer.

Sample Section



Submit 2 copies of elevations which will show appearance of finished structure.

All elevations should include the following:

- v 1. Guardrail type and height (if any).
- v 2. Type of openings (screened openings, windows, sliding doors etc.)
- v 3. Method of attachment to existing structure.
- v 4. Other information not shown on the section, that may be needed to clearly show the construction being proposed .

Sample Elevation

