

SCREENED AND 3 SEASON PORCHES FOR SINGLE FAMILY AND DUPLEX DWELLINGS

Minneapolis Department of Inspections

Revised September 2005

Obtaining Building Permit

Information necessary when applying for a building permit:

- Submit two (2) copies of a Certificate or Survey or two (2) copies of a drawn-to-scale site plan indicating the lot dimensions, the location and ground coverage area of existing structure(s), and the location and area of the proposed structure. Indicate the setbacks from property line.
- Submit two (2) copies of drawings showing proposed designs and materials. Drawing must be drawn to scale and should include the following information:
 - Floor plans:
 1. Proposed porch size.
 2. Size and spacing of floor joist.
 3. Size, location and spacing of posts.
 4. Size of headers.
 5. Size and spacing of roof supports
 - Cross sections
 1. Size and depth of footings.
 2. Size and type of posts or foundation.
 3. Beam size supporting floor joists.
 4. Floor joist size and spacing.
 5. Flooring material.
 6. Guardrail height (if any).
 7. Ceiling heath.
 8. Type(s) of sheathing and siding.
 9. Header size over windows and screened openings.
 10. Size and spacing of rafters.
 11. Type of roof covering.
 12. Pitch of roof
 - Elevations which show what proposed structure will look like.

Examples of drawings to be provided are attached for use as a guide only.

Land Use Restrictions

Setbacks from property lines vary depending on Zoning. Call the Zoning office at (612) 673-5836. When calling for setback information, please provide the address of the property.

Building Code Requirements

- Footings shall be designed below frost depth (42" below grade or to adequate bearing soil whichever is greater). SBC 1305.5400 Sec 2907
- Wood joists 18 inches or closer to grade or wood beams 12 inches or closer to grade and their supports shall be redwood, cedar or an approved treated material.
- Columns and post located on concrete or masonry floors or decks exposed to the weather or to water splash which support permanent structures shall be supported by concrete piers or metal pedestals projecting above floors unless approved wood of natural resistance to decay or treated wood is used. The pedestals shall project at least six (6) inches above exposed earth and at least one (1) inch above such floors.
- All unenclosed floor openings, open and glazed sides of landing and ramps, balconies or porches which are more than 30 inches above grade or floor below shall be protected by a guardrail not less than 36 inches in height. Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through, IBC R316.
- Private stairways shall be not less than 36 inches in width and may be constructed having an 8 inch maximum rise and a 9 inch minimum run (measured from nosing to nosing). One handrail shall be provided to all stairways having 4 or more risers. Two handrails, one on each side, shall be provided to all stairways more than 36 inches in width. Top of handrail(s) shall be placed not less than 34 inches, more than 38 inches above the nosing of treads. IBC R314

Note: Three and Four season porch additions **may** affect the natural light and ventilation and/or escape and rescue requirements of the room(s) to which they are attached.

Required Inspections

- Footings: After the holes are dug, but **prior to pouring the concrete**.
- Framing: To be made after the roof, all framing and any bracing is in place; rough electric (if any) is approved, but prior to the application of any siding or roof covering materials.
- Final: To be made upon completion of the building and finish grading.
- Other Inspections: In addition to the called inspections above, your building inspector 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 and other laws which are enforced by the code enforcement agency.

Egress

Open Porches

A required exterior window for emergency egress from a bedroom and required exterior openings for natural light and ventilation may open onto a roofed porch where the porch:

- Abuts a street, yard or court; and
- Has a ceiling height of not less than seven (7) feet; and
- Has the longer side at least 65 percent open and unobstructed

Screened Porches

A required exterior window for emergency egress from a bedroom shall **not** open onto a screened porch. (Department policy). Windows required for light and ventilation to open onto a patio structure if:

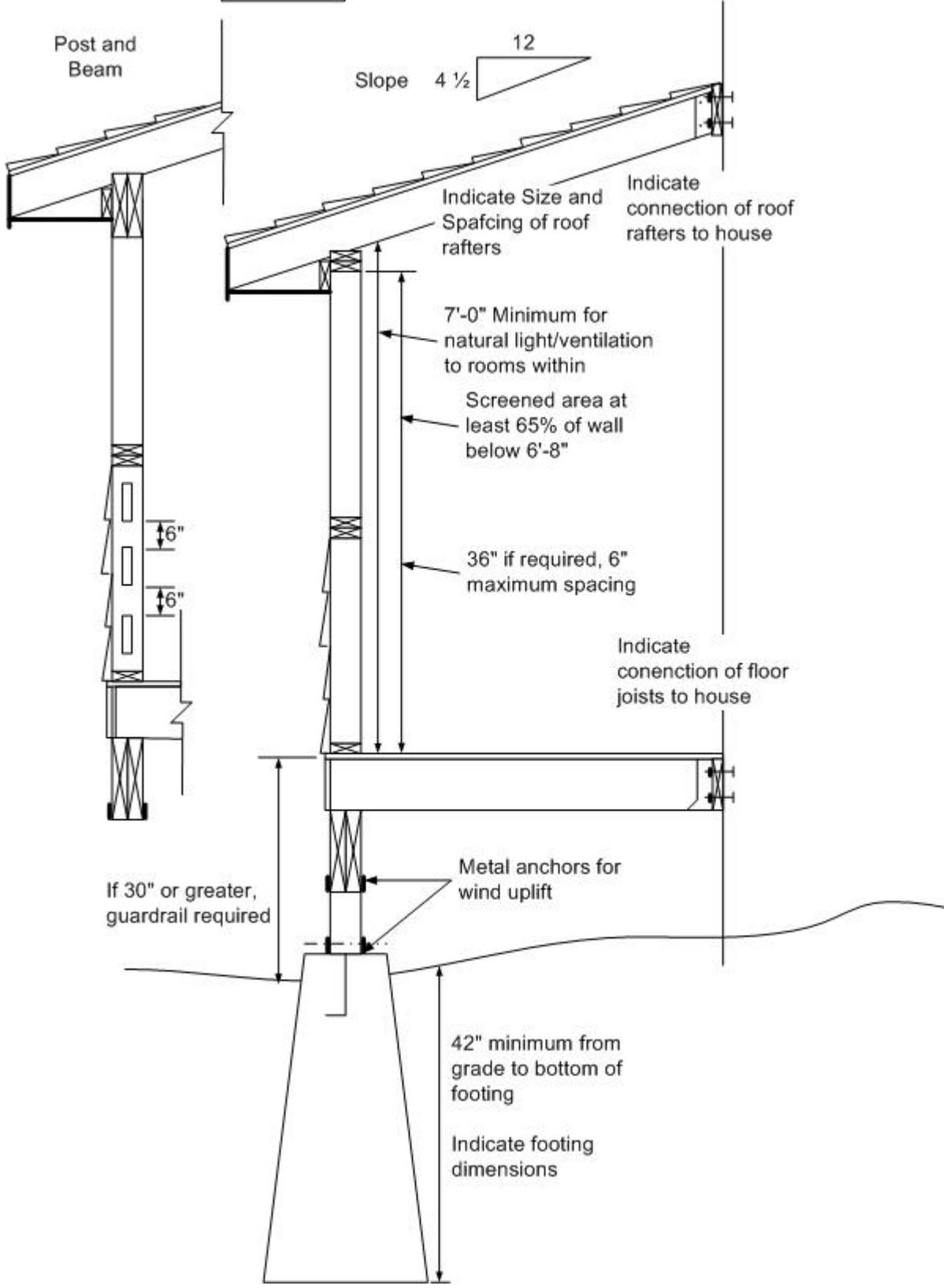
- The patio is a one story structure not exceeding twelve (12) feet in height.
- Enclosure walls are of any configuration provided the open area of the longer wall and one additional wall is equal to at least 65 percent of the wall area below a minimum of six feet, eight inches (6'8") of each wall measured from the floor. Opening may be enclosed with insect screening or plastic. (The plastic must be readily removable, translucent or transparent, not more than 0.125 inch in thickness)
- Patios shall be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms

Exception: Bathroom windows opening onto a screened or enclosed porch or patio shall **not** satisfy natural ventilation requirements. (Department policy).

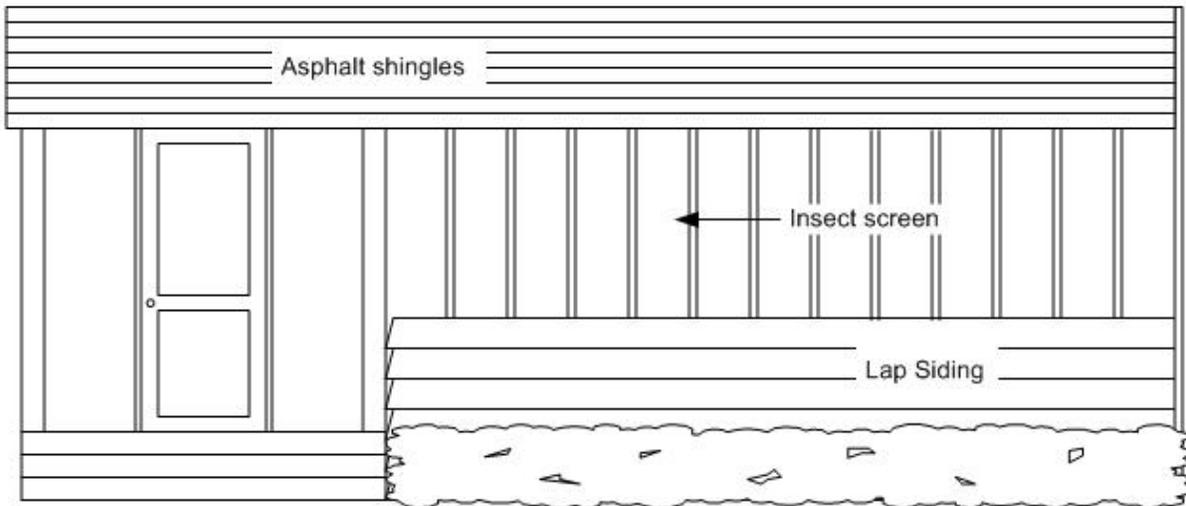
Enclosed Porches

Required exterior openings for emergency egress from bedrooms shall **not** open onto an enclosed porch. Required windows for lighting/ventilation shall **not** open onto an enclosed porch.

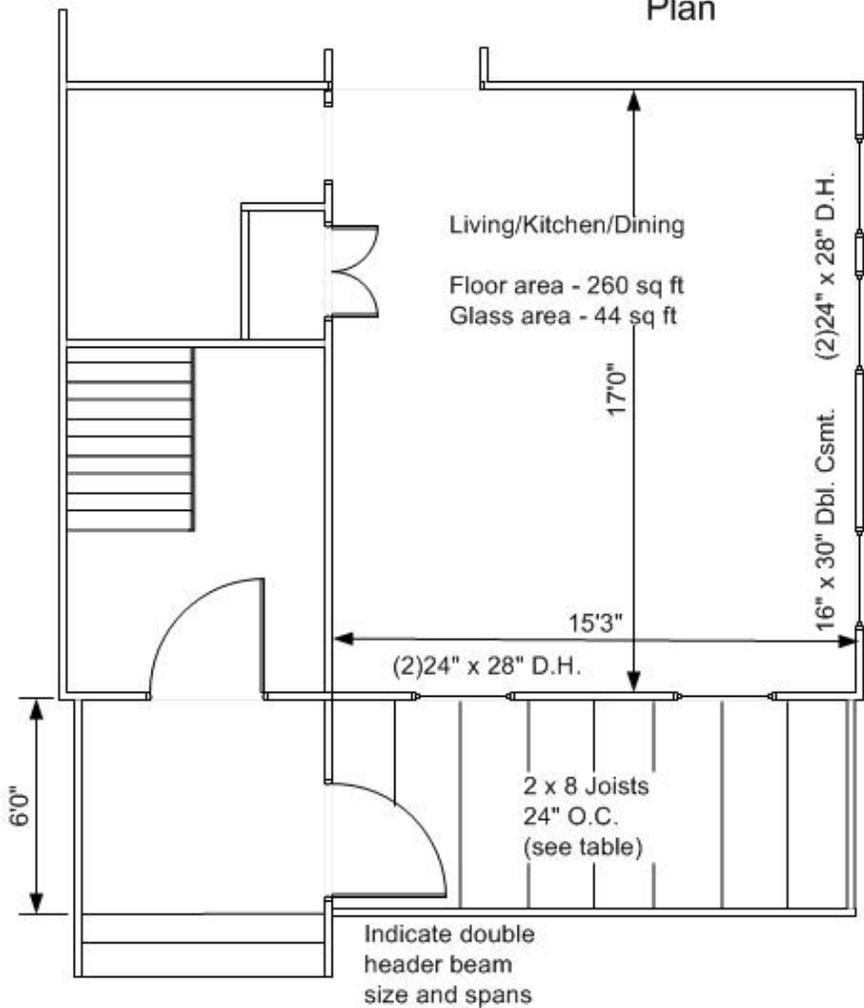
Section



Elevation



Plan



	Joist	Spac	Span
Rafter	2 x 6	16" 24"	9' 7'
	2 x 8	16" 24"	12' 10'
	2 x 10	16" 24"	15' 12'

2 x 4 studs 16" O.C.
with insect screen (use
2-2 x 4 studs or 4 x 4
post & beam system if
over 24" O.C.)

Indicate floor
decking dimensions,
Minimum:
1 x 4 - 16" O.C. Joists
2 x 4 - 24" O.C. Joists