



Screened Porch, 3 & 4 Season Porch Building Guidelines

This handout is written only as a guide; it is not intended nor shall it be considered a complete set of requirements. Information sheets are available at the City's website at IGHMN.gov.

CALL BEFORE YOU DIG. Contact Gopher State One Call at (651) 454-0002 or www.gopherstateonecall.org for protection against underground utility damage. Contact Gopher State One Call 48 hours before you intend to dig.

The current Minnesota State Building Code is available on the Department of Labor and Industry website.

PERMIT SUBMITTAL CHECKLIST:

- Building Permit application form.
- Certificate of Survey, drawn to scale 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 lines and other buildings on lot.
- Plans showing proposed design and materials. Plans shall be drawn to scale and shall include the following information:
 1. A floor plan indicating the following:
 - Proposed porch size.
 - Size, grade and spacing of floor joists and roof rafters.
 - Size of decking/subfloor and beams.
 - Size, location and spacing of posts.
 2. A cross section view indicating the following:
 - Diameter and depth of footings.
 - Size and number of beam plies supporting floor joists.
 - Header sizes supporting window and screened openings.
 - Floor joist size and spacing.
 - Flooring material.
 - Guardrail height (if any).
 - Ceiling height.
 - Type(s) of sheathing and siding material.
 - Size and spacing of roof rafters and pitch of roof (engineered truss layout and specifications-if used).



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3. Elevations indicating the following:
- Height of structure from established grade.
 - Size of headers.
 - Type of roof covering material.

Attached are examples of drawings which are intended as a GUIDE ONLY!!

GENERAL BUILDING CODE AND ZONING REQUIREMENTS:

- Footings shall be designed and constructed at or below the minimum frost depth of 42 inches and shall be sized to carry all applicable roof and floor loads.
- Approved wood of natural resistance to decay or treated wood shall be used for framing that is left exposed and not protected by weather resistive construction.
- Porches, which are more than 30 inches above grade, shall be protected by a guardrail not less than 36 inches in height. Open guardrails shall be protected by horizontal, vertical or diagonal rails such that a sphere 4 inches in diameter cannot pass through. Open sides of stairs with that are located more than 30 inches vertically from floor or grade shall be protected by guardrail not less than 34 inches in height measured vertically from the nosing of the treads. Stair guardrails shall resist the passage of a 4-3/8 inch sphere, and a 6" sphere where a bottom rail on a stair guardrail forms a triangle with a tread and riser of the stairway.
- Screening alone is Not an approved guardrail.
- Open risers on stairs are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter sphere. The opening limit is not required for stairs with a total rise of 30 inches or less.
- Stairs shall have a minimum tread depth of 10" and a maximum riser height of 7¾ inches. The risers and treads shall be uniform with a 3/8 inch maximum variance within a flight of stairs. The minimum stair width is 36 inches finished between posts and rails.
- Floor joist spacing at twenty-four (24) inches on center requires 2 inch minimum decking and floor joist spacing at 16 inches on center requires 5/4 inch minimum decking. Enclosed 3 season porches may have plywood subflooring of varying thickness depending on the span rating of the plywood and the on center spacing of the floor joists.
- There shall be a landing at the top of all exterior stairways with a total rise over 30 inches high measured from the interior floor surface to grade. The landing can be a maximum of 7¾ below the threshold of the door. The landing is not required on screen porches where the only door at the top of the stairs is a screen door that does not swing out over the stairway.
- Tempered glass shall be provided in hazardous locations as required by code.



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- Porch floor system and any attached decks shall be designed with a minimum 40 pound per square foot live load and a 10 pound per square foot dead load. Balconies shall have minimum 60 pound live load and 10 pound dead load.
- Cantilevered floors(bays) of the house shall not support porch construction without special structural design.
- Roof rafters without ceiling joists(hand-framed vault) must be provided with collar ties preventing lateral movement of rafters or the rafters shall be connected to a adequately sized ridge beam supported to foundation by a wall or girder truss.
- Step and kickout flashing shall be installed where roofs intersect with vertical wall surfaces.
- Fasteners for pressure-preservative treated wood shall be of hot-dip zinc-coated galvanized steel, stainless steel, silicon bronze or copper. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153.

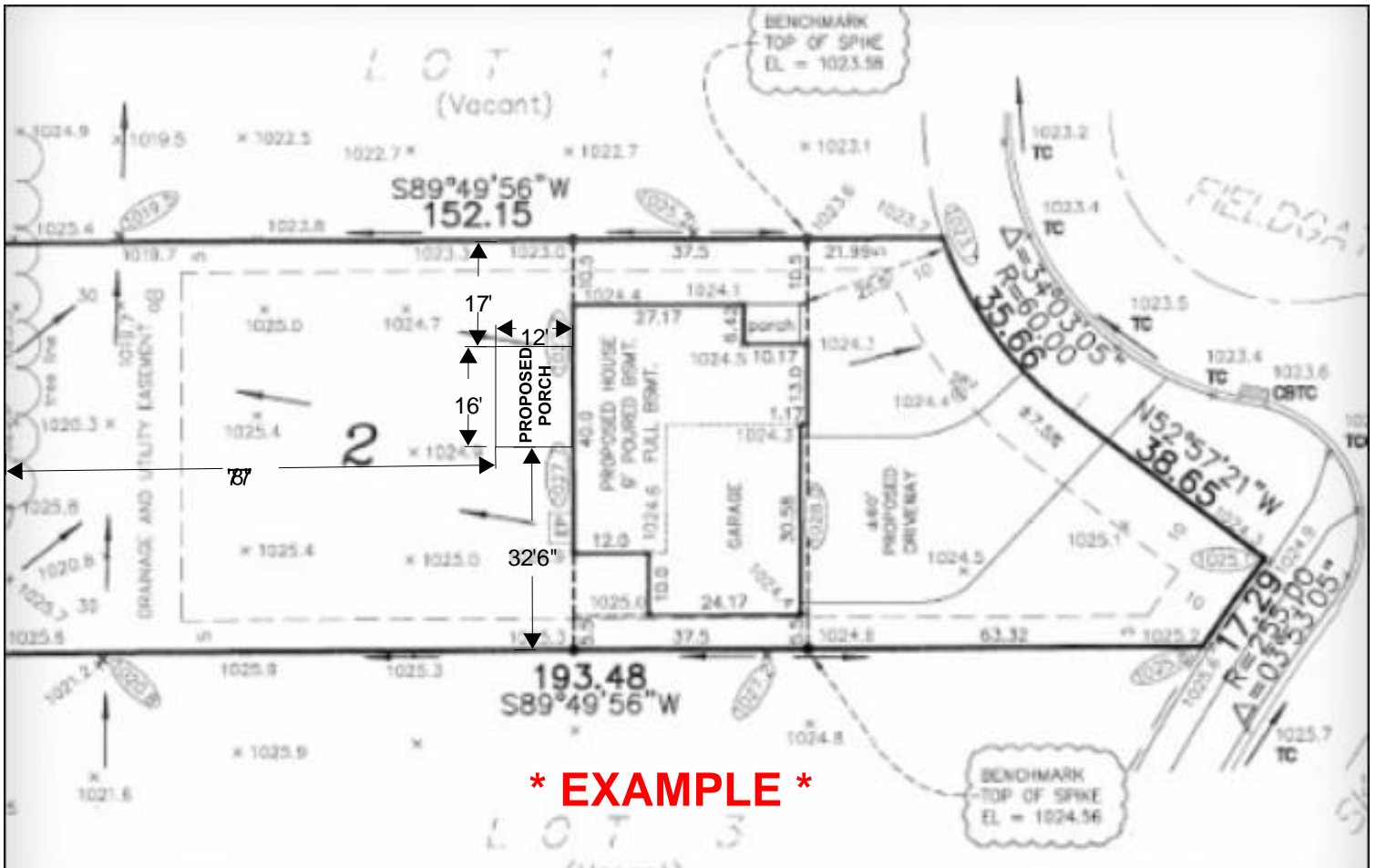
Exceptions: One-half inch (12.7mm) diameter or larger steel bolts. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55, minimum.

REQUIRED INSPECTIONS:

1. Footings: After holes are dug, but PRIOR TO POURING CONCRETE!!
2. Electrical Rough-in: If electrical wiring is installed in the porch.
3. Framing/Mechanical Rough-In: After electrical inspection has passed and all framing/mechanical (if installing) components are complete, please schedule your framing/mechanical R/I.
4. Insulation: If building 4 season porch, after framing inspection has passed.
5. Electrical Final: If electrical was installed in the porch.
6. Final: When the structure has been completed.

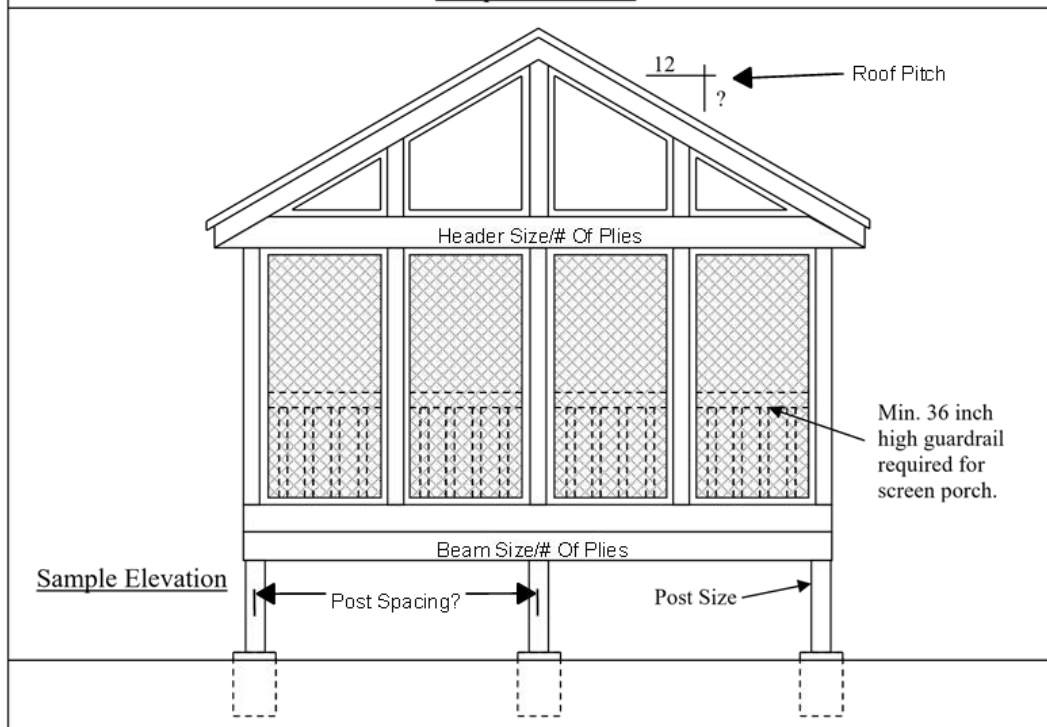
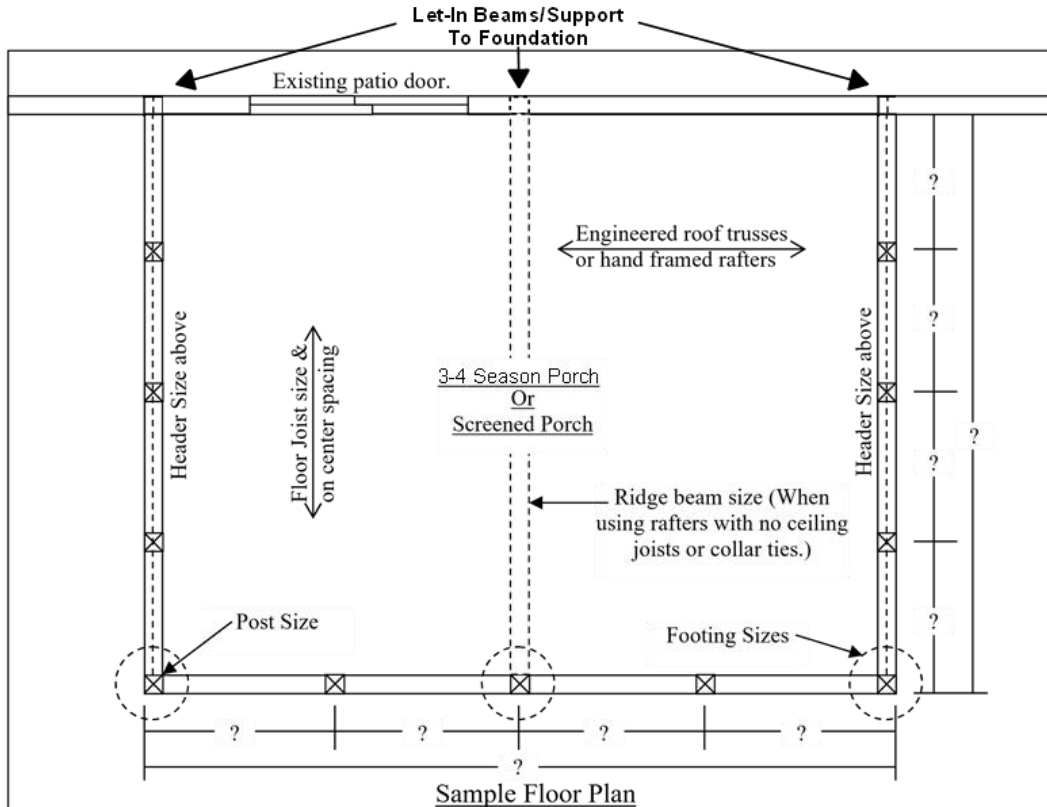
GENERAL NOTES:

- This handout lists general code requirements relative to porch construction.
- The stamped, approved Plan and Survey shall be kept on the job site and readily available until the final inspection has been made.
- The Inspection Record Card shall be placed on an exterior wall of the porch and shall remain posted until the final inspection has been made. Cards should be protected from the weather



Sample Survey

- Draw porch on survey to scale with dimensions showing proposed size and setbacks to property lines.
- Property pins to be located by owner if needed to verify setbacks.
- Show all existing structures, including pools and sheds.



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