

Porches at single-family and two-family dwellings

Building permits are required for construction of all porches, including screen porches, 3-season porches, and open porches.

This handout does not apply to: sunrooms, solariums, decks, room additions, balconies, patios, pergolas, or occupiable roofs

Information necessary when applying for a building permit:

- Submit a Certificate of Survey or 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.

Note: Setbacks from property lines vary depending on Zoning. Contact the City of Minneapolis by calling Minneapolis 311. When calling for setback information, please provide the address of the property.

- Submit construction drawings showing proposed designs and materials. Drawings must be drawn to scale and should include the following information:
 - Foundation and floor plans:
 - Proposed porch size
 - Size and spacing of floor joists
 - Size, location and spacing of posts
 - Size of headers
 - Size and spacing of roof supports
 - Cross sections:
 - Size and depth of footings
 - Size and type of posts or foundation
 - Post anchors
 - Beam size supporting floor joists
 - Floor joist size and spacing
 - Flooring material
 - Existing or proposed grade
 - Guardrail height (if any)
 - Ceiling height
 - Type and thickness of sheathing (if any)
 - Type of siding (if any)
 - Header size over windows and screened openings
 - Roof framing - size and spacing of rafters and beam or spacing of trusses
 - Type of roof covering
 - Pitch of roof
 - Elevations that show what the proposed structure will look like:
 - Dimensions of eaves
 - Size and location of windows (if any)

Building Code Requirements

- Footings shall be designed below frost depth (42" below grade or to adequate bearing soil whichever is greater).
- 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 posts 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.
- Private stairways shall be not less than 36 inches in width having a 7 ¾ inch maximum rise and a 10-inch minimum tread (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 30" or more above grade. Top of handrail(s) shall be placed not less than 34 inches and not more than 38 inches above the nosing of the treads.

- 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 may 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

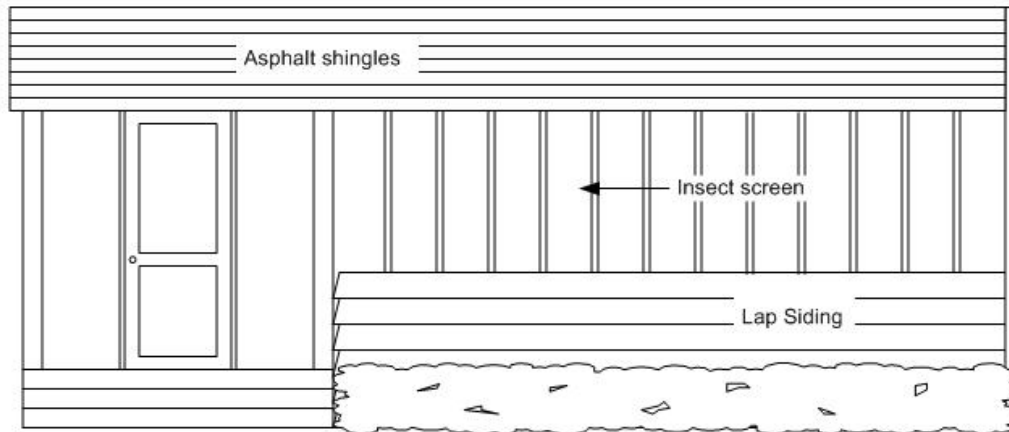
Required exterior openings for emergency egress from bedrooms shall not open onto an enclosed porch. Required windows for lighting/ventilation shall not open onto an enclosed porch.

Three-season Porch

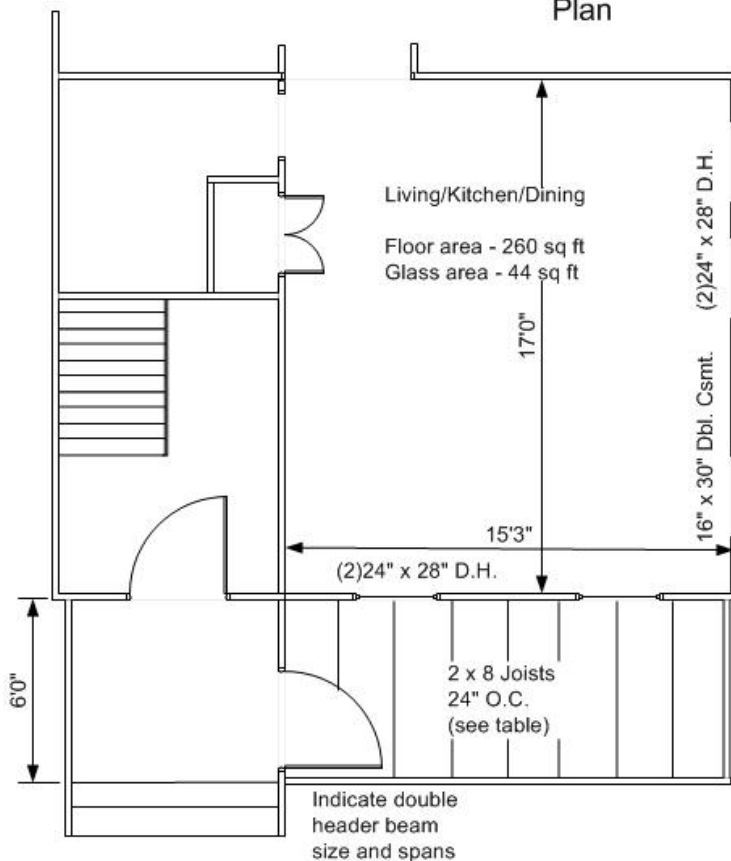
Three-season porch additions may affect the natural light and ventilation and/or escape and rescue requirements of the room(s) to which they are attached.

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

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

