

PERMIT ESSENTIALS: PORCHES

This handout is for informational purposes and is not legally binding.

PERMIT REQUIRED

A permit is required to build a porch.

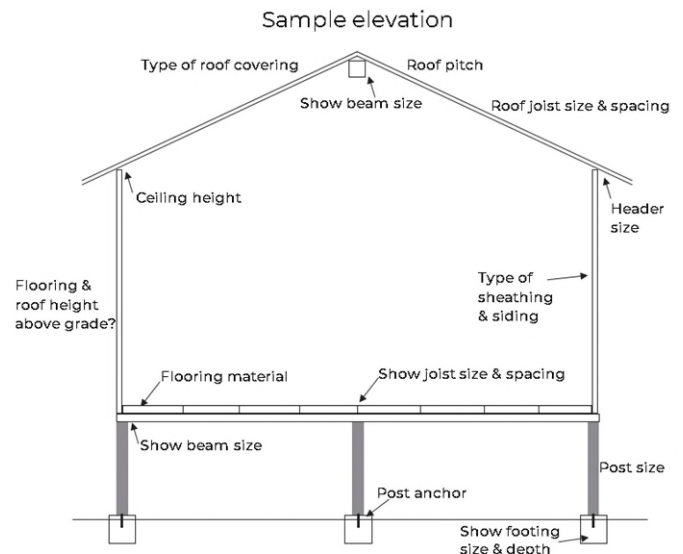
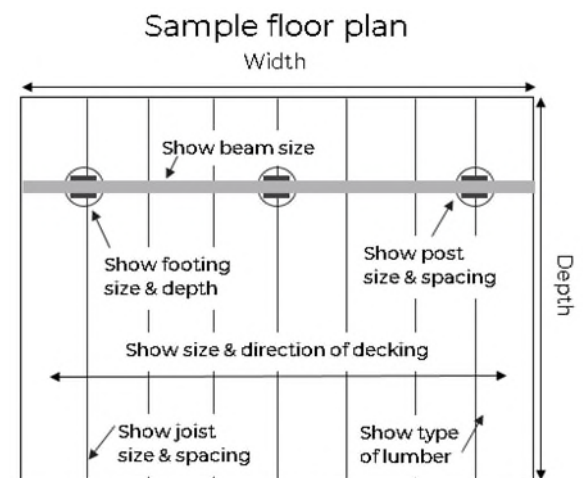
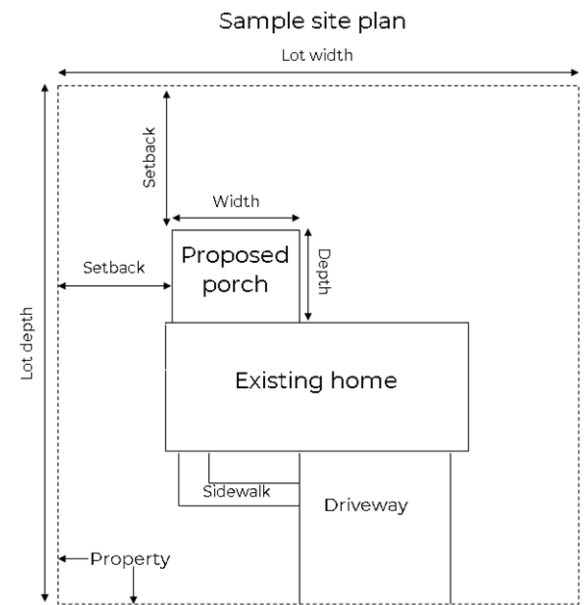
HOW TO APPLY

Submit the following information:

- Building permit application
- Site plan
 - Drawn to scale or survey
 - Shows location of porch in relation to property lines
 - Shows location and dimensions of existing structures
- Two sets of construction plans
 - Floor plans showing:
 - Proposed size and design
 - Window and door openings
 - Header sizes over openings
 - Size, spacing, and direction of rafter material
 - Size, direction, and spacing of floor joists
 - Size of beams
 - Size, location, and spacing of posts or other foundation
 - Materials
 - Elevations showing:
 - Height of porch from grade
 - Size and depth of footings
 - Size and type of posts or foundation
 - Size of beams supporting floor joists
 - Guardrail height If needed
 - Ceiling height
 - Type(s) of sheathing and siding
 - Pitch of roof
- Erosion control plan

PERMIT FEES

- Based on valuation



Turn over for more information



PROCESSING YOUR APPLICATION

The application is reviewed for compliance with city and building regulations. Staff will make notes on the plan for your information. Once approved, you can pay for and pick up your permit.

REQUIRED INSPECTIONS:

Email

residentialinspector@shoreviewmn.gov

to schedule the following inspections:

- Footings
 - After the holes are dug
 - Before pouring concrete
- Framing
 - Before covering the floor joists
- Final

BUILDING CODE REQUIREMENTS:

The below outlines are only general code requirements. Please contact the building official for specific requirements.

- Footings - design below frost depth
- Materials:
 - Wood joists 18 in. or closer to grade or wood beams 12 in. or closer to grade and their supports - Redwood, cedar, or an approved treated material
 - Columns and posts in contact with ground or embedded in concrete - Pressure treated wood approved for ground contact
 - If exposed to the weather - Approved wood of natural resistance to decay, such as cedar, redwood or pressure treated wood
- Railings:
 - Need if the porch is 30 in. or more above grade
 - Height – At least 36 in.
 - Space between the pillars needs to be less than 4 in. wide

- Stairways:
 - Width – At least 36 in.
 - Rise – At most 7 3/4 in.
 - Run – At least 10 in.
 - Need handrails if there are four or more risers
 - Handrail height above nosing of treads - Between 34 – 38 in.
- Studs:
 - Place with the wide dimension perpendicular to the wall and
 - Install no less than three studs at each corner
 - Minimum size - 2x4 with maximum 24 in. on-center spacing
- Install approved wall sheathing, siding, roof sheathing, and roof covering according to manufacturer's specifications
- Ice barrier protection:
 - Install from the eave to a point 2 ft. inside the exterior wall line
- Rafters:
 - Frame directly opposite each other at the ridge.
 - Hand framed roofs – Use at least a 1 in. ridge board
 - Wall ties – Install at least 4 feet on-center and nail to adjacent rafter
 - Attach to ridge beam with mechanical fasteners or other approved method

MISCELLANEOUS INFORMATION

Contact the planning division at 651-490-4680 to see if there are any land-use restrictions for your property.

Remember to call Gopher State One at 8-1-1 before digging.

QUESTIONS?

Shoreview Community Development Department
651-490-4680 | shoreviewmn.gov

