

# INSPECTION SERVICES OF CENTRAL MINNESOTA, INC.



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## ADDITIONS & PORCHES (Screen / Three Seasons)

### REQUIRED INFORMATION WHEN APPLYING FOR A BUILDING PERMIT

1. Submit 2 copies of a Certificate of Survey or 2 copies of a site plan drawn to scale indicating the lot dimensions, the location of all existing structure(s) and the location and area of the proposed structure. Indicate the distance from property lines to all existing and proposed structures.
2. Submit 2 copies of drawings showing proposed designs and materials. Drawings shall be drawn to scale and shall include the following information:
  - Floor plan(s) including:
    - Proposed size
    - Size and spacing of floor joists
    - Size, location and spacing of posts
    - Size of headers/beams
    - Size and spacing of roof supports
  - Cross section of either side or rear view including:
    - Diameter and depth of footings
    - Size of posts
    - Header size supporting floor joists
    - Floor joist size and spacing
    - Flooring material
    - Guardrail height and spindle spacing (if applicable)
    - Ceiling height
    - Type of sheathing and siding
    - Header size and spacing of rafter material
    - Type of roof covering
    - Type of lumber to be used
    - Pitch of roof
  - Elevations which show what proposed structure will look like
  - Detail showing connection of porch to home.

## BUILDING CODE REQUIREMENTS

1. Footing depth for structures in Zone II is 42" (three feet six inches) minimum below grade, structures in Zone I the minimum footing depth is 60" (five foot depth) below grade. See map at [www.dli.mn.gov/ccld/pdf/bc\\_map\\_frost\\_depth.pdf](http://www.dli.mn.gov/ccld/pdf/bc_map_frost_depth.pdf).
1. Individual concrete or masonry piers shall project at least 8" above exposed ground unless the columns or posts which they support are of redwood, cedar or approved treated material.
2. Wood joists 18" or closer to grade, or wood beams 12" or closer to grade and their supports shall be redwood, cedar or approved treated material.
3. Redwood, cedar or approved treated material shall be used for those portions of wood members which form the structural supports of buildings, balconies, porches or similar permanent building appurtenances when such members are exposed to weather without adequate protection from a roof, eave, overhang, or other covering to prevent moisture or water accumulation on the surface or at joints between members. Depending on local experience, such members may include: horizontal members such as girders, joists, and decking; or vertical members such as posts, poles, and columns; or both horizontal and vertical members. (Stairways are included)
4. Guardrails, minimum 36 inches high, are required on all porches, balconies, ramps or raised floor surfaces more than 30 inches above grade or a lower deck. Guardrails on open sides of stairs, with total rise more than 30 inches above floor or grade below, shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. All guards shall have intermediate rails or ornamental closures which do not allow passage of a 4 inch sphere. Open risers are permitted, provided the opening between treads does not allow the passage of a 4 inch sphere.  
**Exceptions:**
  1. The triangle openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway shall not allow a 6 inch sphere to pass through.
  2. Openings for the required guards on the sides of stair treads shall not allow a 4  $\frac{3}{8}$  inch sphere to pass through.
5. All stairways shall be a minimum of 36" in width; the rise shall be 7  $\frac{3}{4}$ " maximum and have a minimum of 10" run. The largest stair rise and tread run may not exceed the smallest stair rise or tread run by more than  $\frac{3}{8}$  inch. All interior and exterior stairs shall also be provided with a means to illumination, including the landings and treads. Exterior stairways shall be provided with a light source located in the immediate vicinity of the top landing of the stairway. Interior activation of the stairway lighting shall be accessible at each floor level where the stairway has six or more risers. The illumination of exterior stairs shall be controlled from inside the dwelling unit.
6. A handrail shall be provided to all stairways having four or more risers. Handrails shall be placed not less than 34" or more than 38" above the nosing of treads. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails projecting from a wall shall have a space of not less the 1  $\frac{1}{2}$ " between the wall and the handrail. The handrail grip with a circular cross section shall have an outside diameter not less than 1  $\frac{1}{4}$ " and not more than 2".