



3-SEASON PORCHES

City of Savage Building Inspections Department
6000 McColl Drive
Savage MN 55378
(952) 882-2650 fax (952) 882-2656

2008 SPECIFICATIONS FOR 3-SEASON PORCHES **REQUIRED INFORMATION WHEN APPLYING FOR PERMIT**

This information outlines general code requirements relative to porch construction. For specific code requirements, please contact a design professional or the Savage Building Department at 952-882-2650. Separate permits are required for electrical work. Applications for electrical permits are available online at www.electricity.state.mn.us. For questions regarding electrical work please contact the State Electrical Inspector, Walt Lusian, at 952-934-0229, (7:00 – 8:30 a.m., M-F). The stamped “APPROVED” building plan and the inspection record card shall be made available to the inspector. The card shall be posted in a visible location in the construction area.

1. Submit 2 copies of a **Certificate of Survey** or site plan drawn to scale showing property lines, existing buildings and the proposed structure location with distances to property lines.
2. Submit 2 copies of **Building plans** showing proposed designs and materials. Drawings must be to scale and include the following information.
 - Indicate the proposed porch size and shape.
 - Indicate the size, spacing and direction of the floor joists.
 - Indicate the size and direction of the decking.
 - Indicate the size, location and spacing of posts.
 - Indicate the size and quantity of the beams and headers.
 - Indicate the type of lumber to be used.
3. Elevation drawings of the proposed construction shall include the following:
 - All door and window locations.
 - Height of structure from grade.
 - Diameter and depth of footings.
 - Guardrail height and spacing.
 - Ceiling height, header sizes and location.
 - Rafter or truss specifications, spacing and direction.
 - Indicate types of sheathing, siding, house wrap and roof covering.
 - Indicate the pitch of the roof.
 - Indicate the type of door between the existing house and the proposed porch. Include header size if additional loads will be added to the header.

GENERAL BUILDING REQUIREMENTS BASED ON THE MINNESOTA STATE BUILDING CODE, 2006 INTERNATIONAL RESIDENTIAL CODE AND SAVAGE CITY ORDINANCES

1. All footings shall be a minimum of 42 inches below grade. Footing sizes to be based on 2000 pounds per square foot soil boring capacity. Footings must be poured using forms or cardboard tubes.
2. 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. (Stairways are included).
3. Landings, ramps, balconies and porches which are more than 30 inches above the grade or floor below shall be protected by a guard not less than 36 inches in height. Open guards shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter may not pass through.
4. When a stairway is provided, the minimum width shall not be less than 36 inches. Stairways shall be constructed having a 7 3/4-inch maximum riser, and a 10-inch minimum tread. Risers, treads and nosings may not deviate more than 3/8 inches for the entire stair length. Open risers for stairs with a total rise of more than 30 inches are not permitted to allow the passage of a 4 inch diameter sphere. A nosing not less than 3/4 inch or greater than 1 1/4 inches shall be provided on stairways with solid risers, unless the tread depth is a minimum of 11 inches.
5. Stairways having 4 or more risers shall have an approved, continuous handrail. The top of the handrail shall be placed not less than 34 inches or more than 38 inches above the nose of the treads and it shall be graspable.
6. Stairways with treads more than 30 inches above the grade or floor below require a guard not less than 34 inches from the nose of the treads. Open guards shall have intermediate rails or an ornamental pattern such that a sphere 4 3/8 inches in diameter may not pass through. The triangular openings formed by the riser, tread and bottom rail of guards shall be such that a sphere 6 inches in diameter may not pass through.
7. Handrails shall have a space of not less than 1 1/2 inches between the handrail and the wall or guard. Handrails with a circular cross-section shall be not less than 1 1/4 inches or more than 2 inches in diameter. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not

greater than 6 ¼ inches, with a maximum cross section dimension of 2 ¼ inches. Handrails with a perimeter greater than 6 ¼ inches shall provide a graspable recess area on both sides of the profile. The finger recess shall begin within a distance of ¾ inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch below the widest portion of the profile. This required depth shall continue for at least 3/8 inch to a level that is not less than 1 ¾ inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 ¼ inches to a maximum of 2 ¾ inches. Edges shall be smooth.

8. Safety glazing is required within a 2 foot radius of each door edge when the door is in a closed position.
9. Beam splices shall occur directly over a post. Beams supporting roof weight must bear on the house wall plate and have full width with solid bearing down to foundation.
10. Miscellaneous metal devices, nails, screws and bolts must be of a galvanized or non-corrosive material and must be compatible with AC2 treated lumber.
11. Secure the ledger board to the house with two 3/8-inch lag screws every 16 inches top and bottom and flash the ledger properly. If open web floor trusses were used, lag bolts shall be secured to ends of trusses. **When the house has an overhang/cantilever at the location where you plan to attach the porch** a special design is required to provide adequate bearing support. (For specific requirements, contact a design professional or the Inspections Department.
12. Proper soffit and roof ventilation is required for enclosed attic spaces and shall be 1/300th of the area of the attic space. 50% of the required ventilation shall be provided by eave or cornice vents and 50% shall be located in the upper third of the attic space.

REQUIRED INSPECTIONS

Please call 24 hours in advance for required inspections.

952-882-2650

Before digging call **Gopher State One Call** at 651-454-0002 to locate utilities 48 hours in advance.

1. **Footings**
 - After the holes are dug, loose dirt and water removed but **prior to pouring cement.**
2. **Electrical, plumbing, and mechanical**
 - Rough-ins are to be completed before framing.
3. **Framing**
 - When framing is done the roof complete and windows installed.
4. **Insulation**
 - After framing and electrical inspections have been approved.
5. **Final**
 - Have an electrical final inspection completed before the final building inspection.