

ADDITIONS, SCREENED, & THREE SEASON PORCHES

Zoning Requirements

- Setbacks from property lines vary depending on lot width and orientation. Contact the Planning Division (763-593-8095 or planning@goldenvalleymn.gov) for information about the buildable envelope on your property, including:
 - front, rear, and side setback amounts
 - allowed structure height
 - any past variances granted to your property
- Side walls must be articulated if they are more than 32 feet long. This involves constructing a structural jog of 2 feet deep that extends for at least 8 feet.
- Practical difficulties in meeting the zoning requirements may be grounds for receiving a variance. A certified as-built survey is required to fully evaluate such a request.

Building Permit Requirements

Submit [Building Permit application \(on ePermits\)](#) along with the following:

- **Two copies of a certificate of survey.** Indicate the setbacks from property line. Or, locate survey stakes and stake out lot dimensions and location and ground coverage area of existing and proposed structure(s). Make an appointment for a building inspector to verify setbacks.
- **Two copies of drawings showing proposed design and materials.** Drawings shall be drawn to scale and include the following information:
 - **elevations** (see example on page 2) showing what structure will look like
 - **floor plan** (see example on page 2) showing:
 - proposed addition or porch size
 - size, location, and spacing of posts
 - size of headers
 - size and spacing of roof supports
 - **cross section** (see example on page 3) showing:
 - size and depth of footings
 - size and type of posts or foundations
 - size of beam supporting floor joists
 - size and spacing of floor joists and rafters
 - flooring material
 - guardrail height (if any)
 - ceiling height
 - type(s) of sheathing, siding, and roof covering
 - header size over windows and screened openings
 - pitch of roof

Additional information may be required, including:

- soil tests (if existing house is on piles or corrected soil, then addition must be engineered) and/or stormwater management permit
- energy calculations on spaces that will be heated

THREE INSPECTION MUSTS

- 1. Post** the inspection report card or summary sheet on the job site until the final inspection is completed.
 - 2. Notify** Inspections when the installation is completed.
 - 3. Schedule** a final inspection at least 24 hours in advance (please have your permit number available).
- You can reach the Inspections Department between 8 am and 4:30 pm at 763-593-8090.**

ADDITIONS, SCREENED & THREE SEASON PORCHES (CONTINUED)

Building Code Requirements

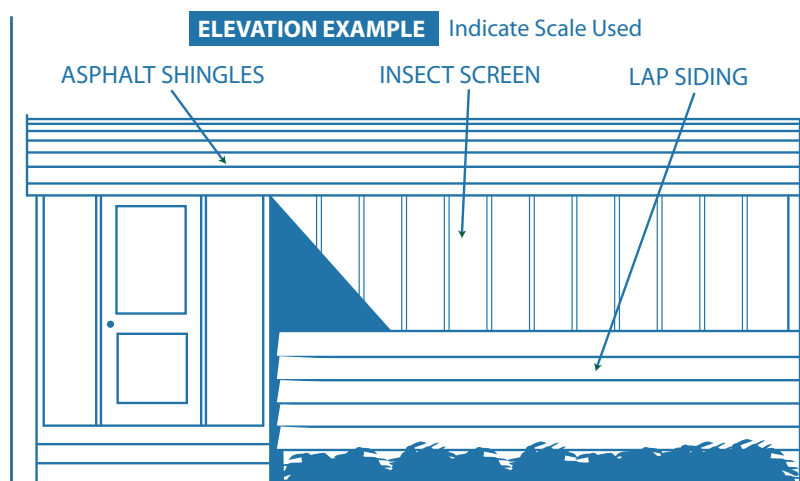
- Footings shall be designed below frost depth (42" below grade or to adequate bearing soil, whichever is greater).
- Wood joists 18 inches or closer and wood beams 12 inches or closer to grade shall be redwood, cedar, or an approved treated material.
- Columns and posts located on concrete or masonry 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 inches above exposed earth and at least one inch above such floors.
- All unenclosed floor openings, open and glazed sides of landings and ramps, balconies, or porches that are more than 30 inches above grade or floor below shall be protected by a guardrail at least 36 inches high. Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere four inches in diameter cannot pass through.
- Private stairways shall be at least 36 inches wide and may be constructed having an eight-inch maximum rise and a nine-inch minimum run (measured from nosing to nosing). One handrail shall be provided to all stairways having four or more risers. Top of handrail(s) shall be placed between 34 and 38 inches above the nosing of treads.
- Three- or four- season porch additions may affect the natural light/ventilation and/or escape-rescue requirements of the room(s) to which it is attached.
- Note: These outlines are only general code requirements with regard to porch construction.

Roof Porches

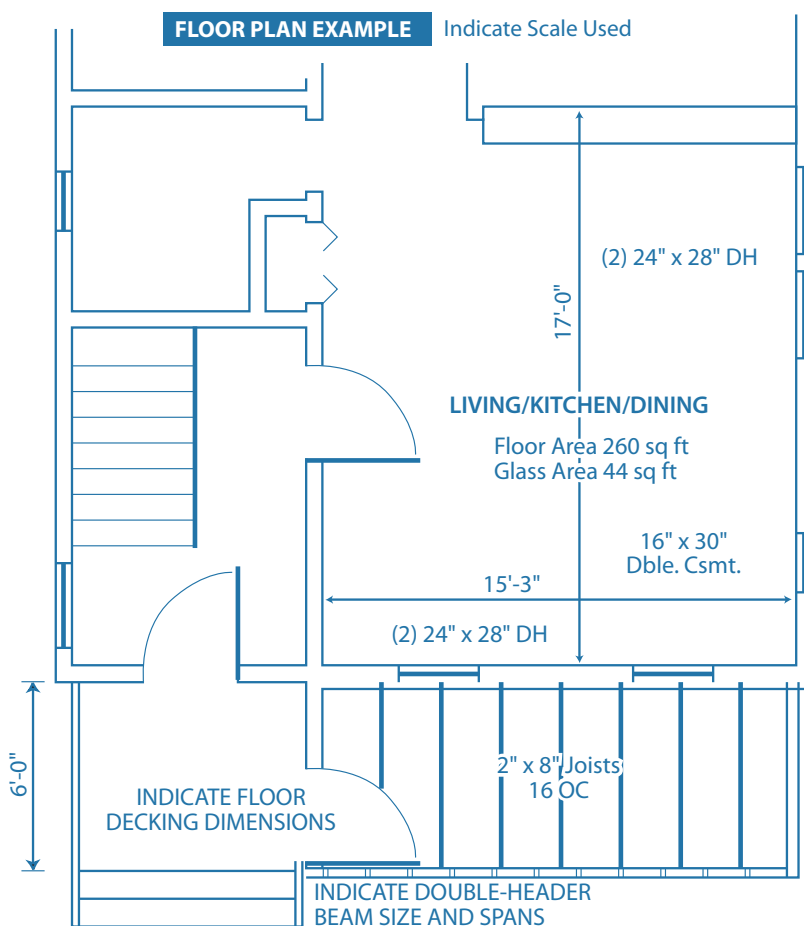
(one and two-family dwellings)

A porch addition may affect the emergency egress and/or the natural light/ventilation requirements of the room(s) to which it is attached:

- **Emergency Egress:** Every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue.



Porch elevations show percentages of open and enclosed walls. Show longer wall and at least one additional wall.



ADDITIONS, SCREENED & THREE SEASON PORCHES (CONTINUED)

- Natural Light/Ventilation:** All habitable rooms within a dwelling unit must be provided with natural light by means of exterior glazed openings with an area not less than 10 percent of the floor area of such rooms with a minimum of 10 square feet. All habitable rooms shall be provided with natural ventilation by means of operable exterior openings with an area of not less than five percent of the floor area of such rooms, with a minimum of five square feet. (Adequate mechanical ventilation can substitute for natural ventilation.) For purposes of light and ventilation, any room may be considered a portion of an adjoining room when one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room or 25 square feet, whichever is greater.

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:

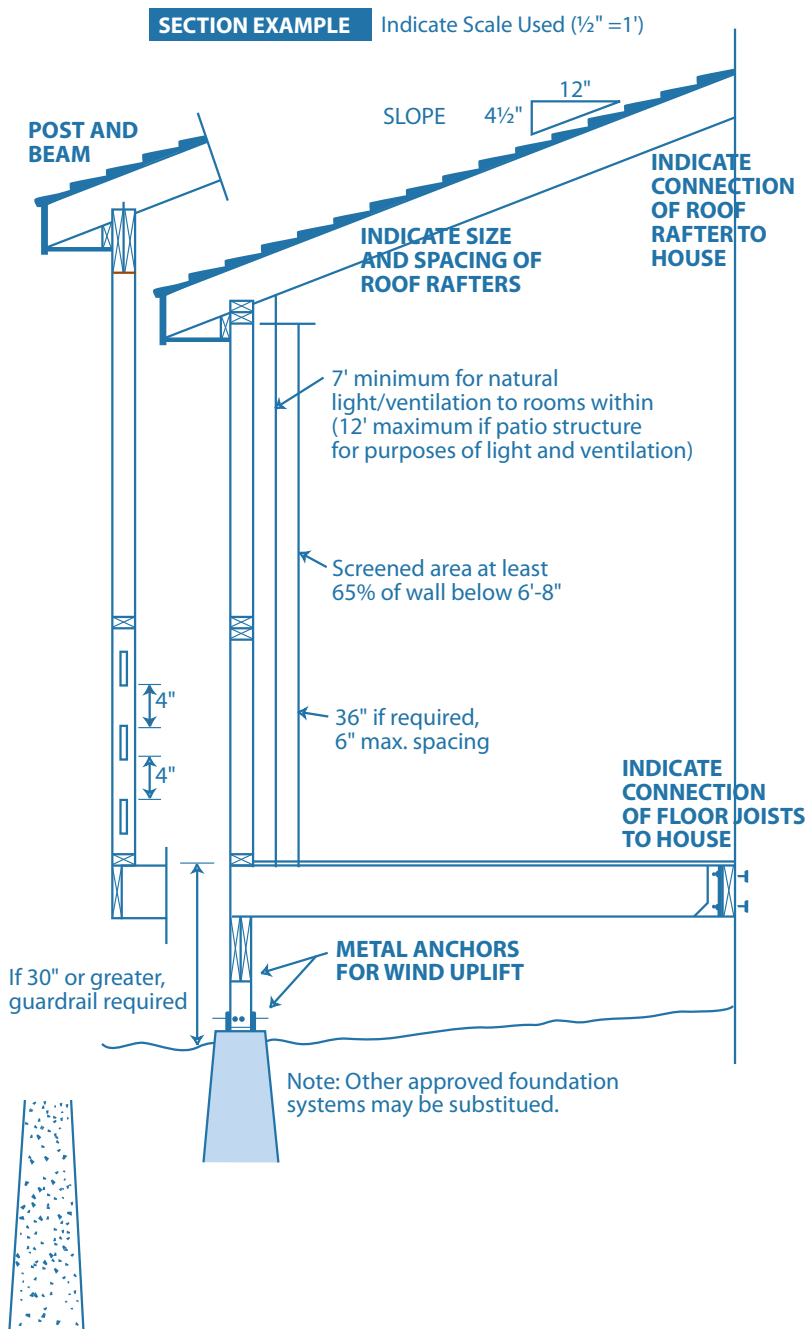
- abuts a street, yard, or court
- has a ceiling height of not less than seven feet
- has the longer side at least 65 percent open and unobstructed

Screened Porches

A required exterior window for emergency egress from a bedroom shall not open onto a screened porch (Department policy).

The International Residential Code (IRC) allows windows required for light and ventilation to open onto a patio structure if:

- the patio is a one-story structure less than 12 feet high
- 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 of each wall measured from the floor. Openings may be enclosed with insect screening.
- 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.

ADDITIONS, SCREENED & THREE SEASON PORCHES (CONTINUED)

Required Inspections

- **Footings/Slab:** After the holes are dug but before pouring the concrete.
 - **Framing:** After the roof, all framing, and any bracing is in place and rough electric (if any) is approved but before the application of any siding or roof covering materials.
 - **Final:** Upon completion of the building and finish grading.
- In addition to the inspections listed above, your building Inspector may make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws enforced by the code and the code enforcement agency.



This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593 3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.

