

City of Independence

Screened porches

Requirements for Building Permit Application

1. Completed Building permit application form with signature.
2. Submit two (2) copies of plans showing proposed designs and materials; plans shall be drawn to scale and shall include the following information:
 - a. A floor plan indicating the proposed porch size, size and spacing of floor joists, size of decking, location and spacing of posts, size of headers, size and spacing of rafters.
 - b. A cross section view indicating the diameter and depth of footing, size of posts, header size supporting floor joists, floor joist size and spacing, flooring material, guardrail height (if any), ceiling height, header size over glazed and screened openings, type(s) of sheathing and siding material, size and spacing of roof rafters, and pitch of roof.
 - c. Elevations indicating the height of structure from established grade, type of roof covering material.

Attached are examples of drawing, which are intended as a GUIDE. If your porch is similar in design you may use the attached plans by filling in the blanks.

General Building Code Requirements

1. Footings shall be designed to adequately support the structure and constructed below frost depth (minimum 42 inches).
2. Approved wood of natural resistance to decay or treated wood shall be used. If treated wood is to be used below grade, it must be .60 treated material.
3. Porches, which are more than thirty (30) inches above grade, shall be protected by a guardrail not less than thirty-six (36) inches in height. Open guardrails shall be protected by vertical or horizontal rails (such that a sphere four (4) inches in diameter cannot pass through), mesh serene, or tempered safety glass.
4. Floor joist spacing at twenty-four (24) inches on center requires two (2) inch minimum decking and floor joist spacing at sixteen (16) inches on center requires one (1) inch minimum decking.

Required Inspections:

1. Footing / Slab: After forms and reinforcing are in place, but **PRIOR TO POURING CONCRETE !!**
2. Framing : To be made after the roof, all framing and rough electrical (if any) is approved, but prior to the application of any insulation or siding materials.
3. Insulation (if applicable)
4. Electrical (if applicable)
5. Final

General Notes

1. The approved Plan and Survey shall be kept on the job site until the final inspection has been made.
2. The Inspection record card shall be placed on the outside exterior wall near the addition and shall remain posted until the final inspection has been made. Cards shall be protected from weather.
3. Post address on construction site visible from the street.

** The State of Minnesota requires that all residential building contractors, remodelers and roofers obtain a state license unless they qualify for a specific exemption from licensing requirements. Any person claiming an exemption must provide a copy of a Certificate of Exemption from the Department of Commerce to the City before a permit can be issued.*

Note: The aforementioned criterion represents general code requirements relative to porch construction. For specific code and zoning requirements contact your Building Inspector or City Hall.

For Inspections call Building Official at (763-479-0531) Monday – Thursday 8:00- 4:30 or Friday 8:00-12:00.