



**SCREEN & 3-SEASON PORCHES
BUILDING AND ZONING REQUIREMENTS
(REVISED 02/01/2005)**

NOTE: No building permit shall be issued for the construction of more than one (1) detached accessory building on a single parcel in addition to one (1) private garage (attached or detached), except by conditional use permit.

SUBMITTALS FOR PERMIT:

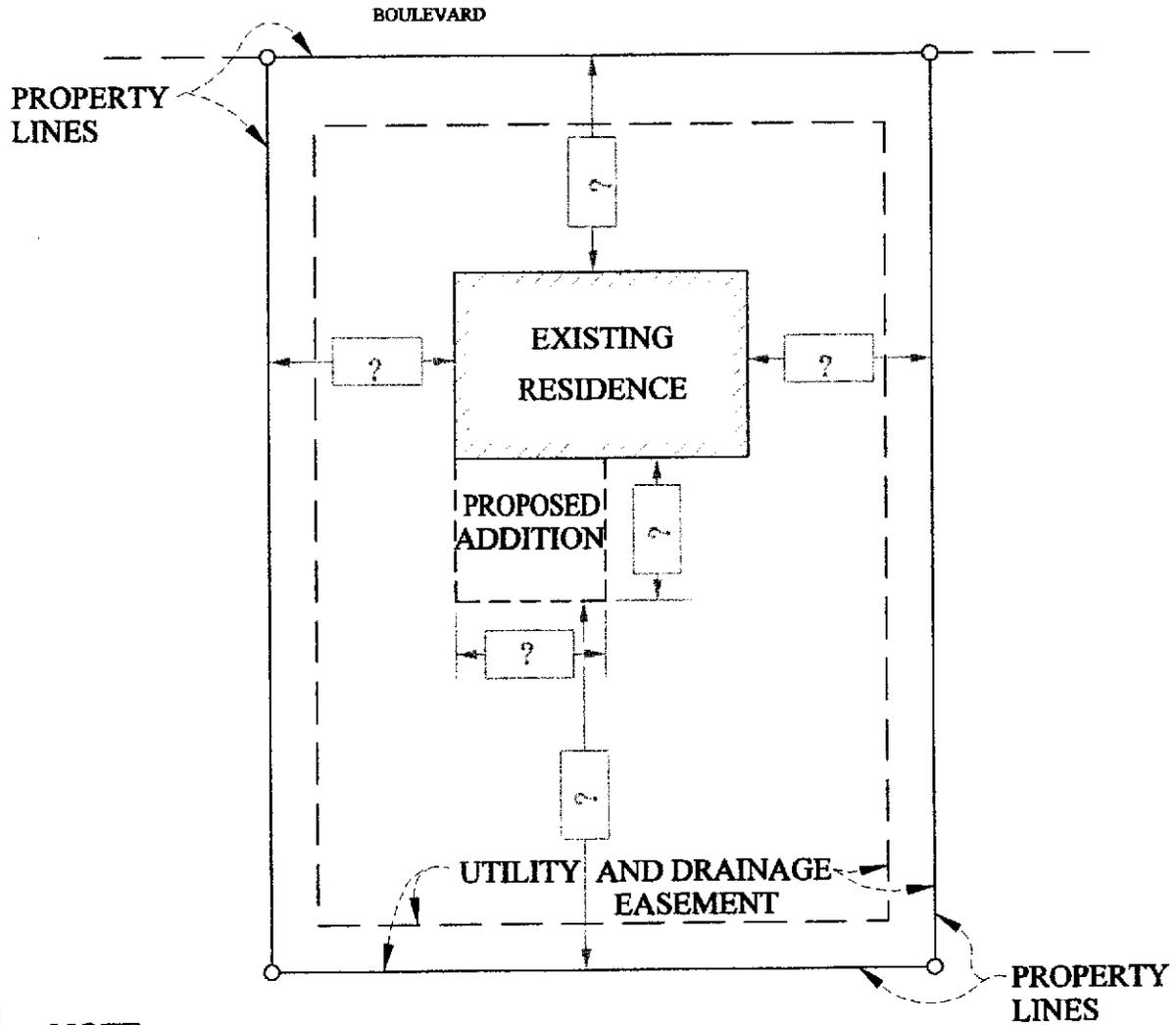
- ❑ Signed completed Building Permit application form.
- ❑ Two (2) Copies of a Certificate of Survey, drawn to scale indicating the lot dimensions, the location and ground coverage area of existing structure(s), and the location and area of the proposed structure. Indicate the setbacks from property lines and other buildings on lot. A Certificate of Survey for the property may be on file at City Hall.
- ❑ 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 following:
 1. Proposed porch size.
 2. Size, grade and spacing of floor joists and roof rafters.
 3. Size of decking and headers.
 4. Size, location and spacing of posts.
 - B. A cross section view indicating the following:
 1. Diameter and depth of footings.
 2. Size of posts.
 3. Header size supporting floor joists and over glazed and screened openings.
 4. Floor joist size and spacing.
 5. Flooring material.
 6. Guardrail height (if any).
 7. Ceiling height.
 8. Type(s) of sheathing and siding material
 9. Size and spacing of roof rafters and pitch of roof.
 - C. Elevations indicating the following:
 1. Height of structure from established grade.
 2. Size of headers.
 3. Type of roof covering material.

Attached are examples of drawings which are intended as a **GUIDE ONLY!!**

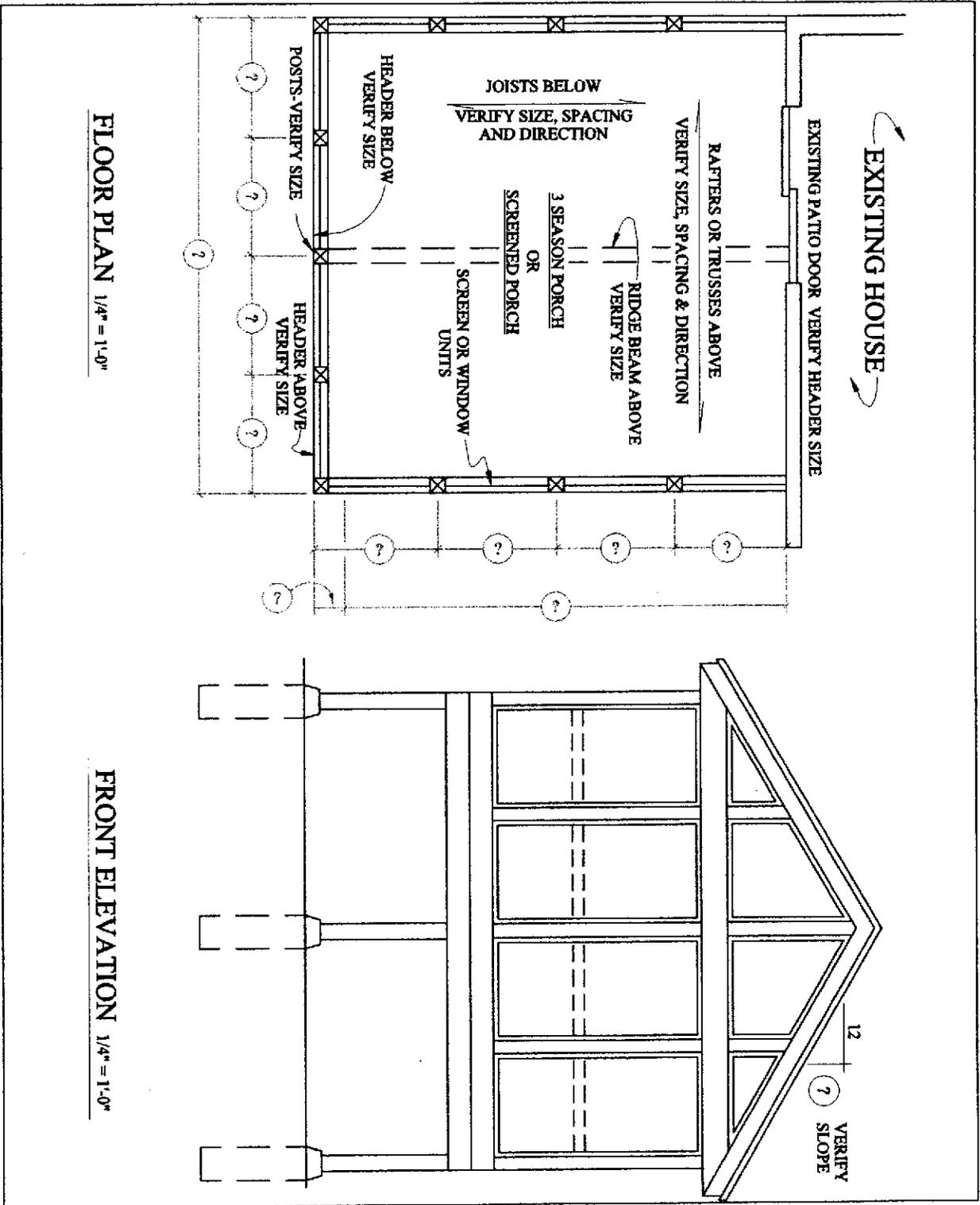
CITY OF LAKEVILLE

ROAD

CURB

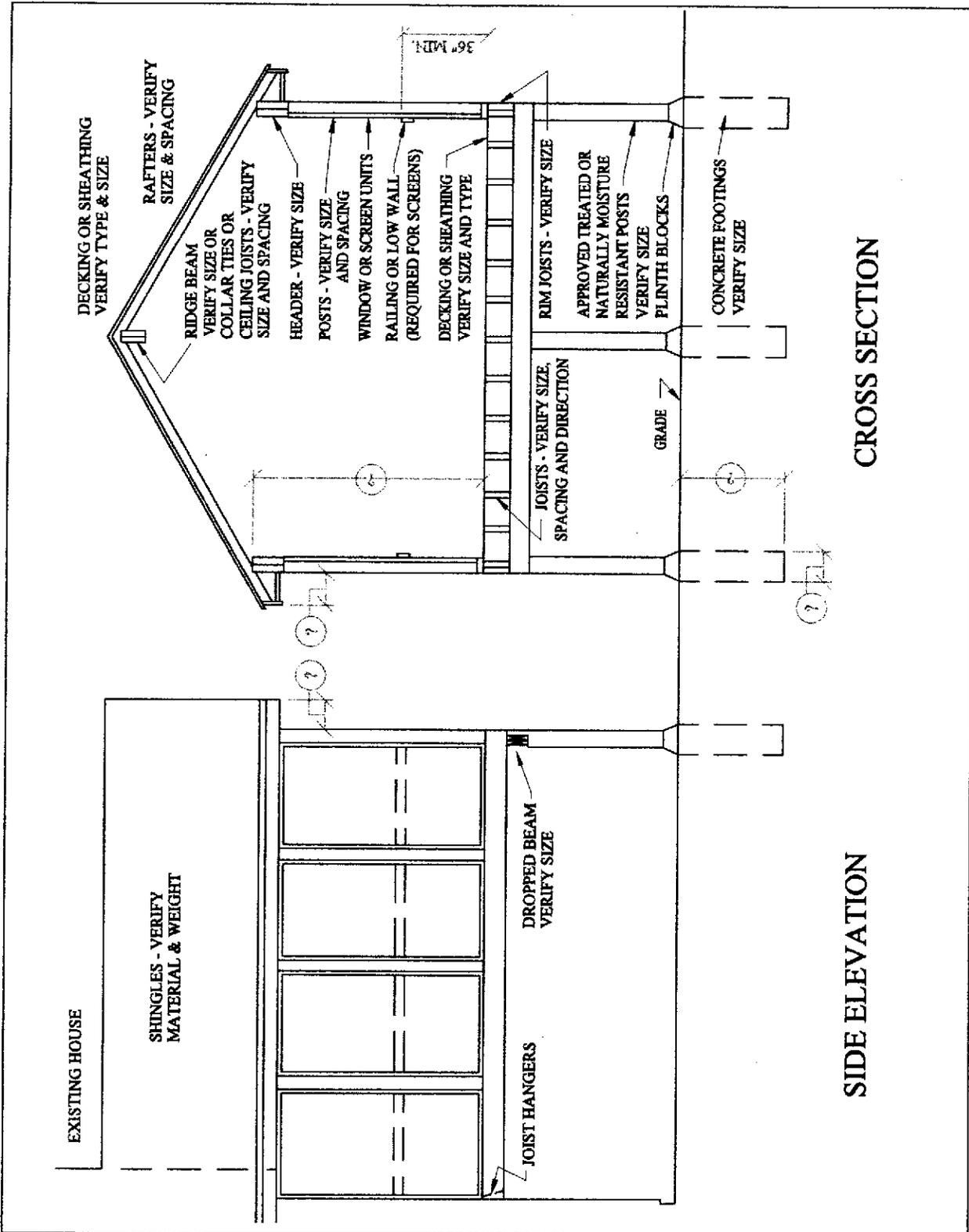


NOTE:
SHOW ANY ADDITIONAL STRUCTURES THAT EXIST ON THE
PROPERTY (I.E. POOL, SHED, ETC.)



FLOOR PLAN 1/4" = 1'-0"

FRONT ELEVATION 1/4" = 1'-0"



GENERAL BUILDING CODE AND ZONING REQUIREMENTS:

- ❑ Footings shall be designed and constructed below frost depth (forty-two (42) inches minimum).
- ❑ Approved wood of natural resistance to decay or treated wood shall be used.
- ❑ 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 horizontal, vertical or diagonal rails such that a sphere four (4) inches in diameter cannot pass through. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall be protected by guardrail not less than 34 inches in height measured vertically from the nosing of the treads.
- ❑ Screening alone is not an approved guardrail.
- ❑ 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.
- ❑ A level landing shall be provided on both sides of all doors.
- ❑ Tempered glass shall be provided in hazardous locations as required by code.
- ❑ Cantilevered floors of the house shall not support porch construction.
- ❑ Screen and 3-season porches are subject to the setback requirements for principal structures in the district in which they are located.

NOTE: The above represent general code requirements relative to porch construction. For specific code and zoning requirements, please contact the Building Inspection Department at 952-985-4440. **A SEPARATE ELECTRICAL PERMIT NEEDS TO BE OBTAINED FROM THE CITY OF LAKEVILLE INSPECTIONS DEPARTMENT.**

REQUIRED INSPECTIONS:

- ❑ **Footings:** After holes are dug, but **PRIOR TO POURING CONCRETE!!**
- ❑ **Framing:** After all framing and rough in electrical has been inspected.
- ❑ **Final:** When the structure has been completed.

GENERAL NOTES:

- ❑ The stamped, approved Plan and Survey shall be kept on the job site and readily available until the final inspection has been made.
- ❑ The Inspection Record Card shall be placed on an exterior wall of the Accessory Building and shall remain posted until the final inspection has been made. Cards should be protected from the weather.
- ❑ Call 952-985-4440 between 8:00 A.M. and 4:30 P.M. to schedule for an inspection. **Provide at least 24-hour advance notice and provide permit number at time of scheduling.**
- ❑ Prior to digging, call Gopher Services at 651-454-0002 to verify utility locations. Forty-eight hour notice is required, excluding weekends and holidays.