

CITY OF CHANHASSEN INSPECTIONS DIVISION

7700 MARKET BLVD * P.O. BOX 147 * CHANHASSEN, MN 55317
952-227-1180 * FAX 952-227-1190

ADDITIONS, SCREENED PORCH OR THREE-SEASON PORCH

1. Complete building permit application form.
2. Enclose 1 site survey showing the location of the addition or porch, dimension setbacks to property lines and all existing and proposed structures. (Also see Engineering Dept. requirements.)
3. Submit 1 copy of the plans showing the proposed design and materials. Plans shall be drawn to scale and shall include the following:
 - A. A Floor Plan indicating the following:
 - Proposed size of addition or porch. Include dimensions on the plans.
 - Indicate the use (e.g. bathroom, bedroom) of all rooms, including existing.
 - Location and size of pier footings or foundation.
 - Size and spacing of floor joists.
 - Size and type of subfloor or decking.
 - Size, location, and spacing of posts.
 - Size of headers and beams.
 - Size and spacing of roof rafters or engineered trusses.
 - B. Cross Section of either a side view or a rear view indicating the following:
 - Size and depth of foundation and/or footings
 - Size of posts
 - Header size supporting floor joists.
 - Floor joist size and spacing.
 - Flooring material and insulation, if applicable.
 - Guard height (if any).
 - Ceiling height and attic space insulation.
 - Wall type(s) of sheathing, siding material and insulation with R value. Additions are subject to meet the current energy code requirements.
 - Pitch of roof.
 - C. Elevations indicating the following:
 - Height of structure from established grade.
 - Type of roof covering material.
 - Size of windows and U values.
4. **New code requirements for additions.** These apply for new construction only.
 - Insulation installers shall provide a certification listing the type, manufacture and R-values installed in each element of the addition.
 - Fire protection of floors consisting of 1/2" gypsum or 5/8" wood sheathing.
 - Window fall protection is required for windows less than 36" above the floor and more than 72" above grade.
 - Additions and porches supported by post or pier foundations must include braced wall panels and post bracing per accepted engineering practice or provide engineering.
5. City approved plans must be available at the job site at all times.

GENERAL SETBACK RESTRICTIONS

1. Minimum required setback distances from the side and rear lot lines may vary according to location within the City, but are typically 10' from the side lot lines and 30' from the rear lot lines and front. If the residence is located on a corner lot the setbacks are 30 feet from each street and 10 feet on remaining sides.
2. Contact Planning Department at 952-227-1130 if you have any setback questions.

GENERAL BUILDING CODE REQUIREMENTS FOR ADDITIONS (INCLUDING SCREEN, 3-SEASON AND 4-SEASON (ADDITIONS) PORCHES

1. **Footings.** All additions and porches shall be supported by either a foundation or pier footings a minimum depth of 42". Footing sizes are based on 1500 pound per square foot soil bearing pressure.
2. **Crawl Spaces.** Wood joists closer than 18 inches or wood girders when closer than 12 inches to exposed ground in crawl spaces or unexcavated areas within the building foundation must be pressure treated.
3. **Material.** All exterior construction members exposed to the weather shall be of approved wood of natural resistance to decay or treated wood.
4. **Girders in Masonry.** The ends of wood girders entering exterior masonry or concrete walls must maintain ½ inch clearance at top, sides and ends or must be of pressure treated wood.
5. **Ground Contact.** Posts, poles and columns supporting permanent structures that are embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather shall be approved pressure treated wood suitable for ground contact use.
6. **Roof Support.** Roof support must be supported directly onto a footing or foundation. Roof support beams at screen porches must be supported into the house foundation by cutting in the beam supporting the roof and posted in the exterior wall directly to the foundation or cutting in the floor beam. A floor or deck ledger must not support roof loads.
7. **Guards.** Decks, balconies, and porches, which are more than 30 inches above the floor or grade below shall be protected by a guard not less than 36 inches in height. Open guard and stair railings shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.
8. **Guards at Stairs.** Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the tread nosing. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be such a size that a 6 inch sphere cannot pass through.
9. **Stairs.** If a stairway is to be provided it shall be not less than 36 inches in width. Stairways shall be constructed having a 7 -3/4" maximum rise and a 10-inch minimum run. Open risers are permitted but the opening must be less than 4 inches.
10. **Handrails.** Handrails shall be provided to all stairways having 4 or more risers. Handrails shall be placed not less than 34 inches and not more than 38 inches, measured vertically from the nosing of the treads. Ends shall be returned or terminate into newel posts. The handgrip portion of a handrail shall have a cross sectional dimension of 1-1/4" minimum to 2-5/8" maximum and shall be continuous the full length of the stairway.
11. **Landings at Doors.** A floor or landing is required on each side of all exterior doors. The floor or landing shall not be more than 1.5 inches lower than the top of the threshold. The landing may be a maximum of 7 ¾" inches below the top of the threshold, provided that the door does not swing over the landing.

12. **Installation of Materials.** Approved siding and roof coverings must be installed according to the manufactures specifications.
13. **Ice and Water Barrier.** Ice and water barrier is required on all roofs. The barrier must consist of two layers of 15# felt solidly mopped together or one layer of a self-adhering polymer modified bitumen sheet and extend from the eaves edge to a point 24 inches inside the exterior wall.
14. **Ventilation.** Enclosed attics and enclosed rafter spaces must be provided with ventilation equivalent to 1/300th of the attic area, equally distributed between soffit vents and roof vents.
15. **Water Resistive Barrier.** A water resistive barrier is required under all exterior finishes. The barrier shall consist of a minimum one layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water- resistive barrier.
16. **Flashing.** An approved corrosion- resistant flashing shall be provided to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components. Flashing shall be installed at the top of all exterior window and door openings, continuously above all projecting wood trim, where exterior porches and decks attach to a wall, and where exterior material meets in other than a vertical line.
17. **Smoke Alarms.** All additions require the updating of smoke alarms in the entire dwelling to meet the current code requirements. The required locations are hallways giving access to sleeping areas, each sleeping area and one on each level. Smoke alarms installed in new construction must be hard wired, existing areas may be battery powered.

Required Inspections

(All may not apply)

- Footings.** When footing is excavated and formed and reinforcement (per plan) is in place but before concrete is poured.

Foundation Wall Reinforcing. When required per IRC Tables or engineering, before concrete or grout is poured.

Foundation Prebackfill Inspection. To verify waterproofing, exterior drainage system and insulation before backfilling.

Rough-in. For any heating, plumbing and electrical work that is involved.

Under Floor Frame and Concrete Slab. Floor framing over crawl spaces and poly under basement concrete floors before covering.

Framing. When all framing is complete and rough-ins are approved, but before insulating.

Insulation. When all wall insulation is in place and ceiling and wall vapor barriers are in place.

Final Plumbing, Heating and Electrical. These inspections must be approved before building final inspection.

Building Final. When all work is complete and before occupancy.

**CALL 952-227-1180 TO SCHEDULE
AN INSPECTION. PLEASE HAVE
YOUR PERMIT NUMBER**