



Community Development
Department

PORCHES AND ROOFED DECKS

Requirements on this sheet shall be used for porches, sun rooms or roofed decks with permanently sheathed roofs attached to the principal structure.

Permit Procedure:

1. A completed permit application. All contractors used must be licensed with the Village (*VC 9-1-2-1).
2. A copy of the plat of survey showing the location of the porch, its overall dimensions and distances to the lot lines.
3. Two complete sets of plans are required. The plans must be drawn to scale, fully dimensioned and show all mechanical systems. Projects valued at \$10,000 or more will require an architect's stamped set of plans (*VC 9-1-2-1).

Specifications: *Please note that these specifications are general and **not** comprehensive. Additional changes or suggestions may be made by the inspectors at the time of the site check to ensure compliance with the codes.*

Definition

Porch: A roofed-over, but otherwise unenclosed structure, projecting out from the wall or walls of a main structure. The enclosure of such a porch to a height of not more than three feet (3') with a railing remaining fifty percent (50%) open to the weather, shall not be deemed enclosed (see Diagram 1).

Foundation

A minimum of a continuous forty-two inch (42") deep and twelve inch (12") wide concrete foundation is required for all porches or roofed decks in which the bottom of the floor joist is located less than thirty inches (30") above grade. For porches over thirty inches (30") above grade the deck/ floor system shall be supported independently from the house, unless a licensed architect or engineer has provide a sealed drawing for the attachment.

Roofs

Roof sheathing shall be a minimum 1/2" plywood for sixteen inch (16") on center framing and minimum 5/8" plywood with clips for twenty-four inch (24") on center framing. All framing shall be done in compliance with the Building Code (*IRC Chapters 8 and 9). Approved underlayment and shingles are required.

References (revised 06/2015):

*VC = Village Code

*IRC = International Residential Code (2012)

Electrical

A minimum of one GFI outlet and one light is required within and on the exterior of the porch. Additional electrical components may be required depending on design. A separate circuit shall be provided for the porch or room.

Location and Design Specifications

Roofed-over decks and porches may extend to a depth of no more than six feet (6'), provided that the remaining front yard setback is a minimum of nineteen feet (19') (see Diagram 2). The maximum height of the porch floor, above grade, shall be four feet (4'). All porches shall match the architectural elevation of the principal structure, and be approved by the Community Development Director. **Exception:** Approved accessible ramps and platforms.

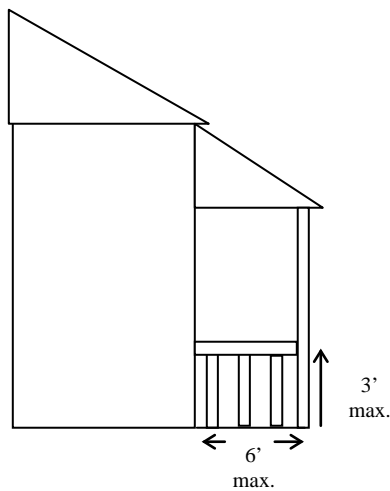


Diagram 1

Typical front yard setback = 25'

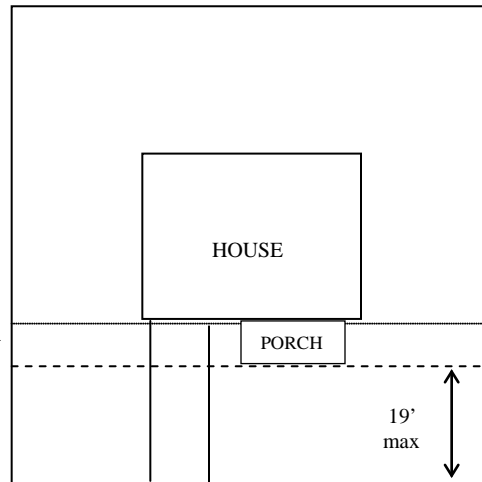


Diagram 2