ZONING OFFICE
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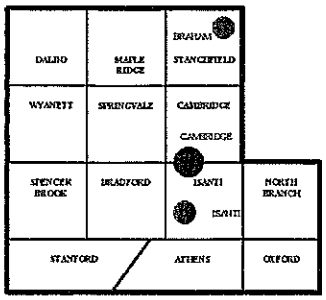
ISANTI COUNTY



Tim Anderson, Zoning Administrator/ SolidWasteOfficer/ Building Official
Trina Wing, Deputy Zoning Administrator
Terry Lakin, Building Technician II
Holly Nelson, Compliance Technician

PORCHES

Permit may take up to 10 working days to process

Permit requirements:
Building permits are required for construction of all porches. A site plan shall show the distances to property lines, buildings on the same property, septic systems, wetlands, rivers and lakes. Porches must meet land use requirements of the zoning ordinance. If the property is located in the Shoreland district (i.e. within 1000 feet of a lake, 700 feet of the Rum River, or 300 feet of a creek or stream) a certificate of compliance will be required on the existing septic system. If the existing system is found to be in noncompliance, you will be required to install a new conforming system (Isanti County Zoning Ordinance, Section 23, and Subdivision 5).

Permit Fees:
The building permit fee is based on the projects construction cost and is designed to cover the cost of the plan review and the field inspections during construction. The plan review is done to spot potential problems that may arise. The inspector will make notes on the plans for your use. Project inspections will be done during construction to insure code compliance. Approximate permit costs may be obtained by calling the Isanti County Zoning Office at (763) 689-5165.

Building Code Requirements:

1. Minimum frost depth of 42 inches deep.
2. Wood joists 18 inches or closer to grade or wood beams 12 inches or closer to grade must be approved treated wood or wood with natural resistance to decay (heartwood of cedar or redwood).
3. Columns and posts supporting porches and stairways exposed to the weather or to water splash must be supported and connected to concrete piers or metal pedestals projecting above grade. Columns or posts in contact with the ground or embedded in concrete or masonry must be of special treated wood approved for ground contact (.40 treated).
4. All porches more than 30 inches above grade must be protected by a guardrail not less than 36 inches in height. Open guardrails and stair railings are required to have intermediate rails or an ornamental pattern such that a ball 4 inches in diameter shall not pass through.

5. If a stairway is provided, it must be not less than 36 inches in width. Stairways must be constructed having a 7 ¾ inch maximum rise (height), and a 10 inch minimum run (length). The largest tread rise and run may not exceed the smallest corresponding tread rise and run by more than 3/8 inch. The maximum opening between risers is 4 inches.
6. Handrails are required on all stairways having 4 or more risers. Handrails must not be less than 1 ¼ inch or more than 2 5/8 inches in cross sectional area (diameter). Handrails must be installed not less than 34 inches or more than 38 inches above the nosing of the treads and they must be returned to the wall or post.
7. Wall framing studs must be placed with their wide dimension perpendicular to the wall and not spaced greater than 24 inches on center. Minimum stud size is 2X4, and must use a minimum of three studs at each corner location of an exterior wall.
8. Bearing and exterior wall studs must be capped with double top plates installed to provide overlapping at corners and at intersections with other partitions.
9. Approved wall sheathing, siding, roof sheathing and roof coverings must be installed according to the manufacturers specifications.
10. An approved ice and water membrane must be installed on all roofs from the eave to a point 24 inches inside all exterior walls.
11. Porch roofs must be designed for 40 pound snow load per square foot. Rafters must be framed directly opposite each other at ridge. A ridge board at least 1 inch in thickness is required when hand framing roof structures. If manufactured trusses are used, submit 1 copy of truss specifications that have been signed by a registered engineer.

Required Inspections:

1. Footings: After excavation, placement of forms and installation of reinforcement, but prior to placement of concrete.
2. Framing: To be made after the roof, all framing, fire blocking and bracing are in place, all pipes, chimneys and vents are complete, rough in electrical inspection has been made by State inspector.
3. Insulation: To be made after all insulation material including the vapor barrier is in place.
4. Final: To be made after the final electrical inspection has been approved and the building has been complete, including the final grading.
5. In addition to the inspections listed above, the Building inspector may make or require other re-inspections of any construction work to ascertain code compliance.

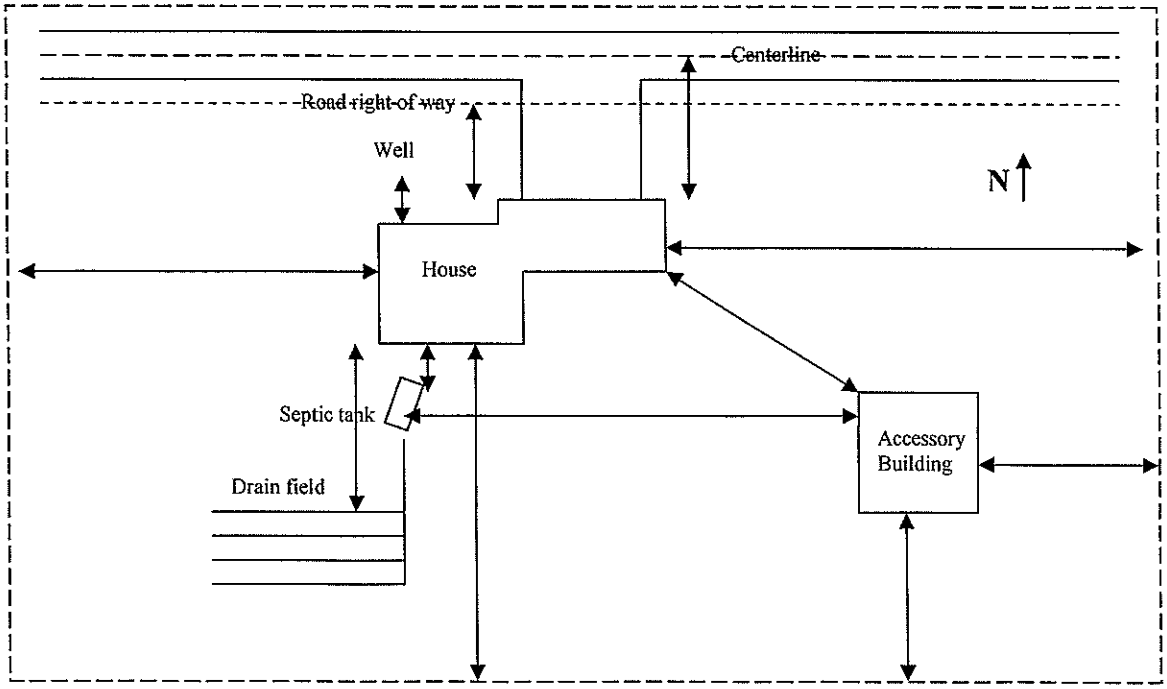
Required Information:
Information necessary for the Inspection Department to do a proper job of plan review and to help the project go smoothly are as follows;

1. Completed permit application
2. Survey or site plan
3. Floor plan to include all levels
4. Wall section showing from footings to the roof
5. Elevations
6. Energy calculations if required
7. The more information provided on the plans the more likely your project will be successful

Minimum plan details necessary for a proper plan review:
The following text and sample drawings show the minimum detail expected so the permit process can proceed smoothly. Plans do not need to be professionally drawn but should include all of the information requested. The application for permit can be filled out at the time you drop off your plans and other required information.

Certificate of Survey or Site Plan:
Submit a copy of the certificate of survey if one was conducted or site plan drawn to scale indicating the lot dimensions, the location and size of the existing structure (s), and the location and size of the proposed structure. Indicate the setbacks from property lines of the existing and proposed structures, septic tanks, drainfield, well, and any private easements on the property.

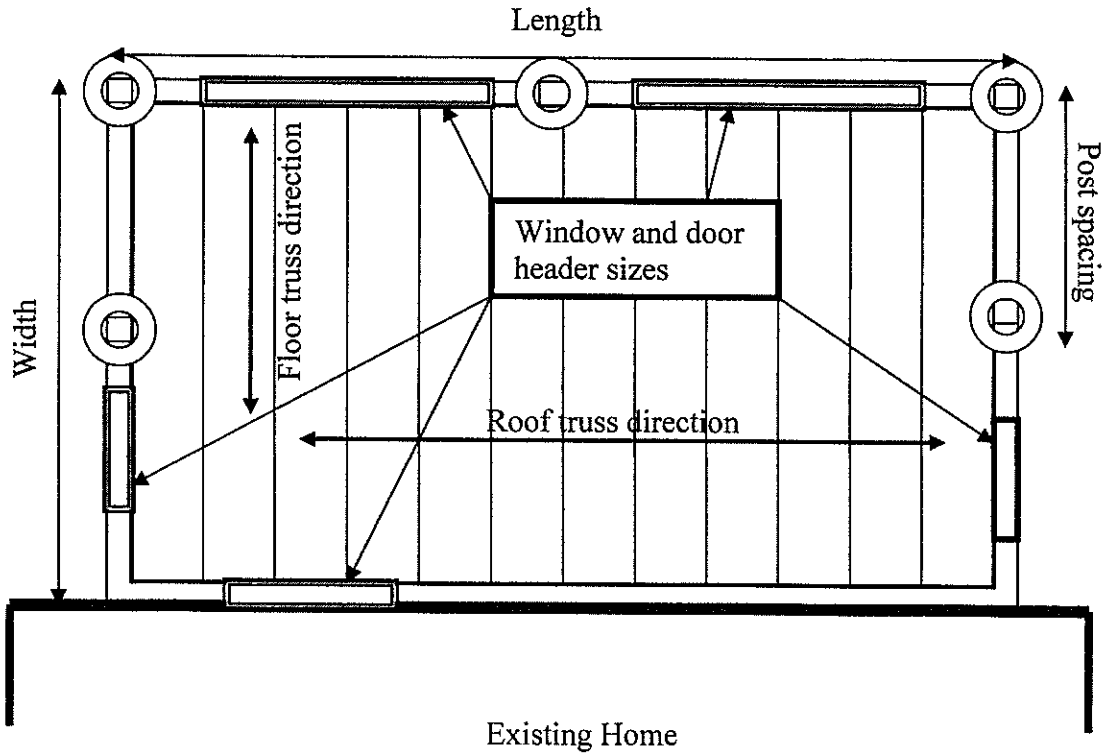
SAMPLE SITE PLAN "*FOR ILLUSTRATIVE PURPOSES ONLY*"



Floor Plan Design:
All drawings need to be drawn to scale and the scale should be shown on the drawing. Floor plans should include the following:

1. Proposed dimensions of porch
2. Location and size of window openings
3. Size of headers over all door and window openings
4. Size, spacing and direction of floor and roof trusses
5. Size, spacing and location of support posts
6. Type (grade and specie) of lumber to be used

Sample floor Plan:



Cross Section showing design characteristics

Porch cutaway section to show;

1. Height of structure to grade
2. Size and depth of footings
3. Support post and beam sizes
4. Floor joist sizes and spacing
5. Flooring material
6. Ceiling height
7. Type wall sheathing and siding
8. Header sizes, window sizes, screened opening dimensions
9. Size and spacing of rafters or roof trusses
10. Type of roof underlayment and covering
11. Roof pitch