



# Porches

## Screen and Three-Season

### City of Prior Lake Requirements

*This handout is intended to be a guide only.*

*Specific code language can be found in the City Codes at: [PriorLakeMN.gov](http://PriorLakeMN.gov)*

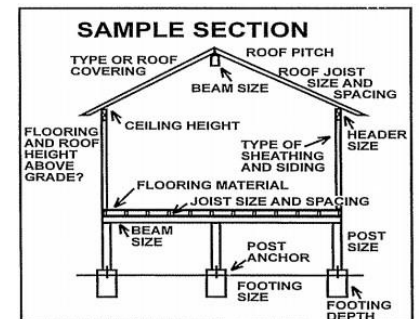
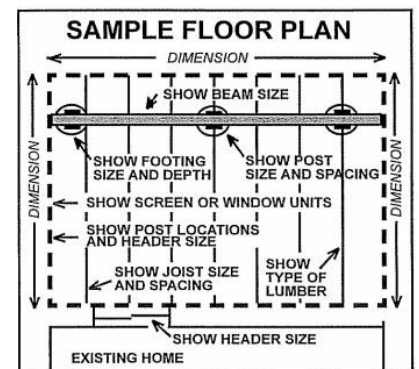
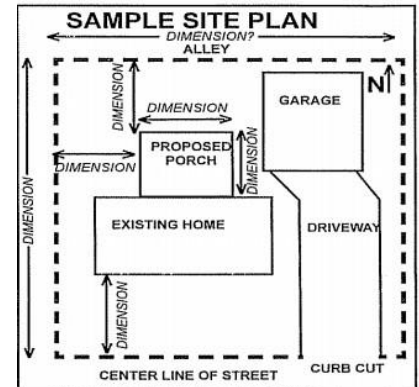
*Planning and Zoning - Chapter 10 & MN Dept Labor & Industry: 2020 Minnesota Residential Code*

**CALL BEFORE YOU DIG.** Call Gopher State One at 651.454.0002 for protection against underground utility damage call 24 hours before you intend to dig to receive locates for underground utilities.

### SUBMITTAL REQUIREMENTS

- Signed completed Building Permit application form.
- 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. A new survey is required if the project is located within the Shoreland District. Include impervious surface calculation. Surveys may be available at [PriorLakeMN.gov](http://PriorLakeMN.gov).
- Plans showing proposed designs and materials. Plans shall be drawn to scale and shall include the following information:

- ✓ A floor plan indicating the following:
  - Proposed Porch size.
  - Location and size of windows. Size of headers overall doors and window openings.
  - Size, grade and spacing of floor joists and roof rafters and materials.
  - Size of decking and headers.
  - Size, location and spacing of posts.
  - Type (grade and specie) of lumber to be used.
- ✓ A cross section view indicating the following:
  - Diameter and depth of footings
  - Size of posts.
  - Header size supporting floor joists and over glazed and screened openings.
  - Floor joist size and spacing.
  - Flooring material.
  - Guardrail heights (if any).
  - Ceiling height.
  - Type(s) of sheathing and siding material.
  - Size and spacing of roof rafters and pitch of roof.
- ✓ Elevations indicating the following:
  - Height of structure from established grade.
  - Size of headers.
  - Type of roof covering material.



## **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.
- Ice and water barrier – two layers of 15# roofing felt solidly mopped together or one of the approved ice and water shield underlayment materials must be installed on all roofs over porches.
- Roof Framing: Size and spacing of conventional lumber used for roof framing depends upon the roof pitch, span, and type of material being used, and loading characteristics being imposed. Porches must be designed for the snow load. Rafters need to be framed directly opposite each other at the ridge. A ridge board at least 1” (nominal) thickness and not less in depth than the cut end of the rafter is required for hand-formed roofs. At valleys and hips, there also needs to be a single valley or hip rafter not less than 2” (nominal) thickness and not less, in depth, than the cut of the rafter. Rafters must be nailed to the adjacent ceiling joist to form a continuous tie between exterior walls when the joists are parallel to the rafters. Where not parallel, rafters must be tied to a minimum 1”x4” (nominal) cross tie spaced a minimum 4’ on center. A properly sized and supported ridge beam may be used as an alternative to ridge board with ties for a vaulted ceiling (see sample). If manufactured trusses are to be used, submit a copy of the truss plan signed by a registered engineer.
- 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. Horizontal, vertical or diagonal rails shall protect open guardrails such that a sphere four (4) inches in diameter cannot pass through.
- 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.
- Outside meters, (including water meter readers), wells, and septic systems if relocation is needed, redesign may be necessary.
- Carbon monoxide detectors are required by law in all single-family homes. (MN State Building Code)

**NOTE:** The above represent general code requirements relative to porch construction. For specific code and zoning requirements, please contact the Building Inspection Department at 952-447-9850.

**AN ELECTRICAL PERMIT NEEDS TO BE OBTAINED FROM THE STATE BOARD OF ELECTRICITY.**

**Electrical Permits** can be obtained at this link: [Home | Minnesota Department of Labor and Industry](#)

## **REQUIRED INSPECTIONS: email: [permits@PriorLakeMN.gov](mailto:permits@PriorLakeMN.gov)**

- **Footings:** After holes are dug, but **PRIOR TO POURING CONCRETE!!**
- **Framing:** After all framing and rough in electrical has been inspected.
- **Mechanical/Plumbing/insulation:** if applicable.
- **Final:** When the structure has been completed.
- **Other:** as deemed necessary to ascertain compliance with provision of the code.

## **GENERAL NOTES:**

- The stamped, approved Plan and Survey shall be kept on the job site until the final inspection.
- The Inspection Record Card shall be placed on an exterior wall of the Porch until the final inspection.
- Email [permits@PriorLakeMN.gov](mailto:permits@PriorLakeMN.gov) to schedule inspections.

**ALLOW 24 HOURS FOR ALL INSPECTIONS!!**



# EROSION CONTROL STANDARDS FOR CONSTRUCTION SITES



The City's lakes and numerous natural areas enrich the lives of its residents and attract visitors from around the area. They are the legacy to be left to future Prior Lake citizens. These valued and unique natural amenities are key to preserving the quality of life in Prior Lake."

*City of Prior Lake 2030 Vision and Strategic Plan Natural Resources Vision Element*

## INTRODUCTION

Each year soil erosion costs the City of Prior Lake thousands of dollars to clean up. Soil erosion fills ponding areas, catch basins, and natural areas. Construction site erosion is a major contributor to erosion. This handout describes the City of Prior Lake's standards for construction site erosion control. Details are also provided to assist in proper implementation of erosion control standards.

## EROSION CONTROL FOR CONSTRUCTION SITES

As a part of every building permit, the City requires an escrow deposit. The deposit is used by the City if contractors do not clean up or install the minimum erosion control measures needed for their site. This deposit will be used in cases where the contractor has failed to install the minimum construction site erosion control measures within 24 hours notice from the City.

In cases where a deficiency is noted by the City Inspector, the Contractor will be notified. The Contractor must notify the City once the deficiency has been corrected; if not the City will assume the work is not corrected and will proceed to use the escrow deposit to correct the work after the 24 hour period.

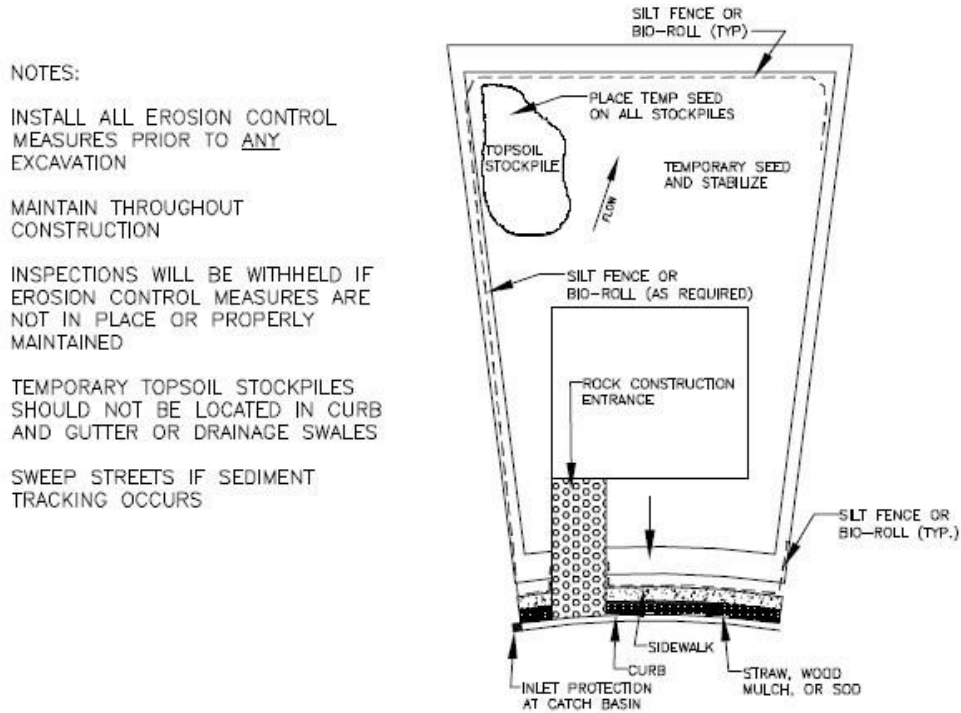
### FAILURE/CONSEQUENCES FOR DEFICIENT EROSION CONTROL MEASURES:

- **Building Permit Inspections Immediately Halted**
- **24 Hour Notice to Builder**
- **Stop Work Order**
- **Use of Escrow**
- **Citation**

## MINIMUM CONSTRUCTION SITE EROSION CONTROL MEASURES

Every construction site must include a rock construction entrance and site perimeter protection. The minimum erosion control measures for a typical home site are shown graphically in the drawing below. **These erosion control measures must be installed prior to any site construction activity including foundation excavation.**

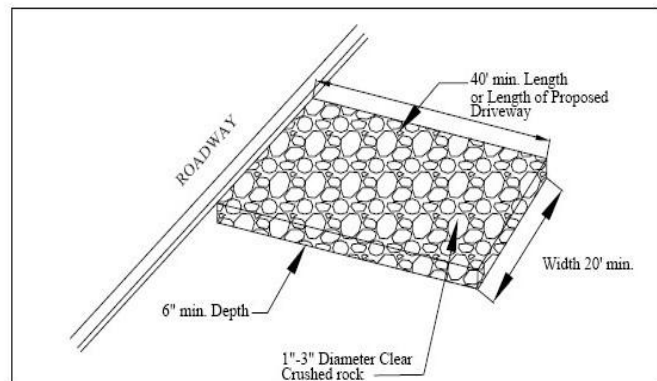
### MINIMUM EROSION CONTROL MEASURES FOR A TYPICAL HOME SITE



### Rock Construction Entrance

The rock construction entrance must be installed using 1" diameter to 3" diameter clear crushed rock at a minimum depth of 6 inches. The rock construction entrance must be a minimum of 20 feet wide and extend a minimum of 40 feet into the construction site or the length of the proposed driveway. The detail depicts the minimum rock construction requirements. **Excluding small utility installation, all access to the site should be limited to the location of the rock construction entrance. If more than one access point is needed for construction, another rock construction entrance will be required.**

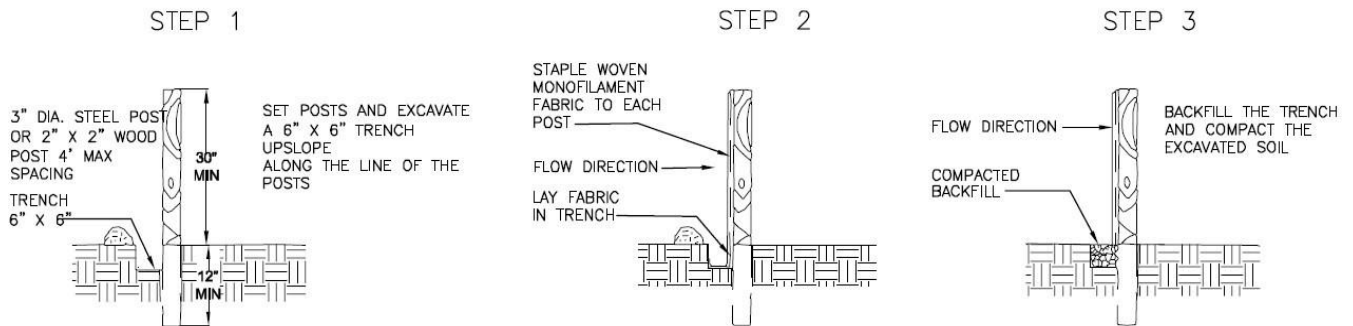
### Rock Construction Entrance



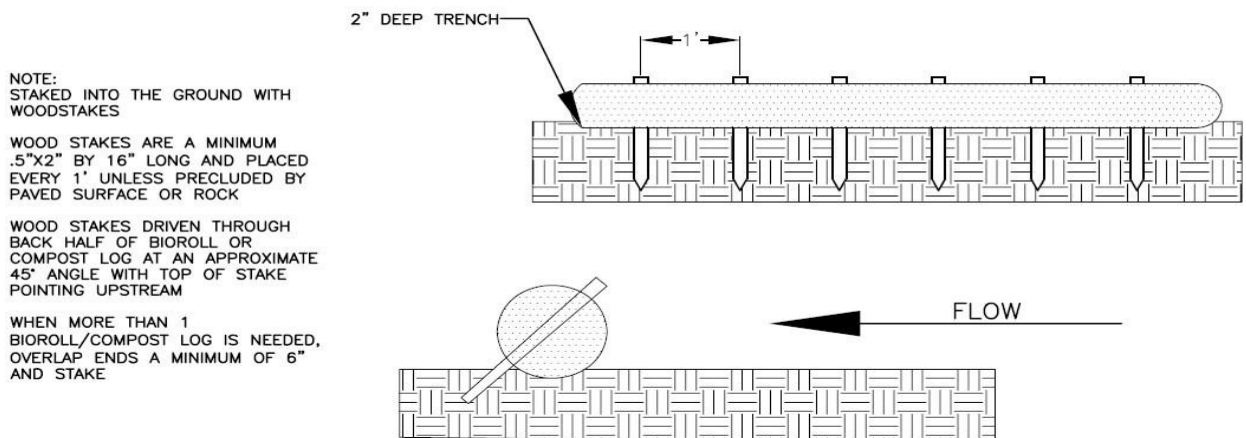
## Site Perimeter Protection

Silt fencing or bio-rolls are required in the front and rear of the construction site and in areas that drain away from the construction site. These perimeter protection measures must be installed properly. The detail below shows proper installation of silt fence and bio-rolls. Silt fencing material must be properly trenched to prevent soil from eroding under the fabric. Bio-rolls must be staked every foot to prevent movement.

### SILT FENCE DETAIL



### STRAW OR WOOD BIOROLL DETAIL



## Special Construction Sites

Sites with slopes over 3:1 or abut natural amenities should include additional erosion control protection. Additional measures can include: double row silt fence, heavy duty silt fence, sedimentation basins, or rock check dams. All sites draining directly to a pond, creek, lake, or wetland must include a double row of heavy duty silt fencing.



**Example of Poor Erosion Control**



**Example of Good Erosion Control**

## MAINTENANCE STANDARDS OF EROSION CONTROL MEASURES

Maintenance of erosion control measures on construction sites is **critical** to the erosion prevention. Storm events and construction activity can decrease the effectiveness of each erosion control measure.

- **SILT FENCE:** Storm events transport sediment to downstream silt fencing. When enough sediment has been transported to fill against the silt fence to 1/3 the capacity, it will be considered deficient and must be corrected.
- **BIO-ROLL:** Sediment is also transported to downstream bio rolls. When enough sediment has been transported to fill against the bio-roll to 1/3 the capacity, it will be considered deficient and must be corrected.
- **ROCK CONSTRUCTION ENTRANCE:** Regular use of the rock construction entrance may require its replacement. At the point where the rock construction entrance is no longer removing sediment, it must be replaced so as to provide the 6 inch depth of clear crushed rock.
- **INLET PROTECTION:** Inlet protection must be checked and cleaned out when the sediment has reached a level 1/2 the capacity. For the purposes of street maintenance on public streets, all inlet protection must be removed from the street catch basins by November 15th. The reinstallation of the inlet protection can occur after March 30th or earlier if weather permits.
- **SEDIMENT REMOVAL FROM STREETS:** If sediment is transported to the street, the contractor must sweep the street that day and correct the reason for the sediment transport.
- **TEMPORARY SEED:** Temporary seed is needed for stockpiles or open soils not in use for 7 days.

## FROZEN GROUND STANDARDS

Perimeter protection is still required during frozen ground conditions. Contractors may use properly installed bio-rolls during frozen ground conditions. A frost pin may be needed to install the stakes for the bio-roll. In the spring when the ground is thawed, the Contractor must check capacity of the bio-roll or silt fence.

## TURF ESTABLISHMENT AND CLEANUP

Turf establishment is the easiest way to eliminate the erosion control liabilities on a construction site. Once the site is ready to receive sod or seed, the contractor is encouraged to install the turf as soon as possible. The escrow deposit can also be returned once turf has been established and the required trees have been planted.

### CONTACT INFORMATION

If you have erosion control questions or would like to report a site that appears to be non-compliant with these standards, please contact the City of Prior Lake at (952) 447-9800 or [permits@PriorLakeMN.gov](mailto:permits@PriorLakeMN.gov).

The City of Prior Lake thanks you for keeping our water bodies free of sediment.



# Impervious Surface

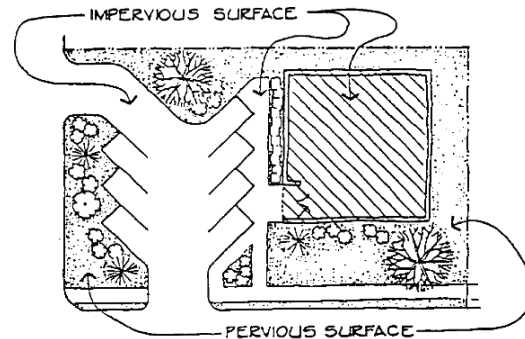
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Planning and Zoning Chapter 10*

**Impervious Surface** is a constructed hard surface that either prevents or greatly reduces the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate.

### Examples of Impervious Surfaces

- Rooftops
- Covered decks
- Decks or platforms with less than ¼ inch spacing between joints
- Sidewalks
- Patios
- Swimming pools
- Driveways: concrete, asphalt, gravel, and permeable pavers/asphalt/concrete systems



### City Code Requirements

To promote rainwater infiltration and natural groundwater recharge, City Code states that residential lots in the Shoreland Overlay District shall not exceed 30% impervious surface coverage of the lot area. Such impervious surface coverage shall be documented by a certificate of survey at the time of any zoning or building permit application. Additional requirements for lots within the Shoreland Overlay District can be found in the City's [Zoning Code](#).

### How do I calculate impervious surface on my lot?

- Original certificate of survey from when your home was constructed.
- Hire a licensed land surveyor to complete an updated lot survey (\*necessary for permitting).
- Manually estimate using the [Impervious Surface Calculations](#) worksheet.

### What can I do to minimize impervious surfaces?

- Remove existing impervious surface area that is no longer needed (i.e., remove excess patio, walkway, or parking areas).
- Swap impervious surface on the property of the same size (i.e., remove old pool deck to add new shed).
- Direct flow from drain spouts and roof gutters to pervious areas, such as lawns, instead of directly down the sidewalk or driveway.

The Community Development Department can be reached for questions at 952-447-9810.

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Website: [PriorLakeMN.gov](http://PriorLakeMN.gov) Email: [Permits@PriorLakeMN.gov](mailto:Permits@PriorLakeMN.gov)