



PORCHES

BUILDING GUIDELINES FOR RESIDENTIAL PROPERTIES



Materials

Porches may be constructed of concrete, masonry, treated lumber, cedar, redwood, or other approved materials. Contact the Building Inspector at (248) 691-7450 for additional information.

To Apply for a Building Permit

The following information is required to obtain a permit for a porch addition to a single family residential structure:

Three copies of a site plan (plot plan, mortgage survey) and three copies of a simple construction plan are required to make application. Approved copies of each will be returned to the applicant.

Site Plan: Drawing showing size of porch and distance to property lines, and should also show location of existing building on the property.

Construction Plan: Drawing showing the porch elevation, footing location and size, foundation location, type and size, concrete cap size, guardrail design, handrail detail, etc.

**A PERMIT WILL NOT BE ISSUED UNTIL THE ABOVE INFORMATION
HAS BEEN REVIEWED AND APPROVED.**

To schedule an OPEN TRENCH INSPECTION (before the concrete is poured), or a FINAL INSPECTION (when porch is finished), call (248) 691-7450 the day before you want the inspection to be conducted.

SETBACKS

Front: Minimum 20' from front property line
Side Yard: Maintain existing setbacks (not to extend beyond the sides of the house). Corner lots side setback shall be 15'.
Rear Yard: Standard porches shall be considered in determining the allowable 35% maximum lot coverage. Minimum rear yard setback is 25' from rear property line.

STEPS

Steps shall be at least 36" wide, have a 9" minimum tread width, and 8.25" minimum riser height. Handrails shall be provided on one side of stairs with three or more risers (2 steps). Handrails shall have minimum and maximum heights of 34 and 38 inches.

FOOTINGS

Posts and footings shall extend 42" below grade.

GUARDRAILS

Porches greater than 30" above the ground shall have 36" high guardrails. Spindles, etc., are then required and must be spaced less than 4" apart.



THINGS YOU SHOULD KNOW BEFORE CONSTRUCTING YOUR PORCH:

1. All exterior fasteners (nails, plates, angles, etc.) shall be galvanized or otherwise rust resistant.
2. All debris must be removed and the yard graded around the porch before the final inspection is requested.
3. Precast concrete steps shall be set on a minimum 4" concrete pad.
4. Wood stair stringers shall be secured at base to 4"x 4" posts 42" below grade or rest on concrete pad.
5. Concrete caps shall slope for drainage away from the house.
6. All risers must be uniform in height, including the step up onto the cap.
7. Electrical – Overhead wires must be at least 10' above the walking surface.
8. Enclosed porches with roofs, such as screened enclosures, sunrooms, etc., will be treated as an "addition" to the home, and as such, must meet different zoning requirements.