



BROCHURE # 46 **PORCH AND CARPORT PERMITS**



BEFORE YOU DESIGN YOUR PORCH

Building permits are required for construction of all new porches, or remodeling of existing porches.

Open porches more than six feet wide may require engineering if they don't meet the prescriptive details attached.

Check with Kitsap County Department of Community Development (DCD) to find your property's required setbacks (see brochure #47—Setbacks). Setbacks from property lines vary depending on the zoning district your home is located in. Some communities have other zoning provisions that may apply to a porch, including lot coverage or screening.

If you hire someone to build your porch, s/he must be a licensed contractor,—it is the law in Washington State. To verify your contractor's licensing, contact the Bremerton office of the Washington State Department of Labor and Industries (phone: 360-415-4000; or the website: www.L&I.wa.gov).

A porch is typically a covered deck or patio supported on posts and individual pier footings. An addition is typically an enclosed, heated expansion of living space. Additions require a full continuous foundation system, whereas covered decks and porches usually do not. If an existing porch is to be converted to enclosed, heated living space, it is considered an addition and it must comply with all building code requirements (including a full foundation) the same as any other addition would.

Porches Attached to Mobile Homes

All structural connections (including porches) to a mobile/manufactured home must be approved by Washington State Department of Labor and Industries Bremerton office (360-415-4000). See brochure #42—Mobile/Manufactured Homes.



Pole Buildings

Pole buildings/structures are not covered prescriptively and require an engineered design and analysis prepared by a qualified Washington State licensed professional.

REQUIRED PLAN INFORMATION

A plans examiner first reviews your plans and identifies potential problems. If the plans are incomplete or incorrect, the plans examiner will request additional or corrected information. To help the project go smoothly, the plans must be complete and show as much information as possible. See the examples below to create the plans and drawings for your project. Remember, the more information shown on the plans, the more likely your project will be successful.

Construction Plans

Construction plans do not need to be professionally drawn, but must include all of the information requested, and be neat, legible, and drawn to scale. At a minimum, plans should include the following items:

- Plan view showing
 - Overall dimensions of proposed carport/porch
 - Doors and windows from adjacent structure's rooms
 - Use of adjacent structure's rooms
- Elevations showing overall height
- Structural Details including:
 - Footings
 - Stairs/railings (if applicable)
 - Cross section drawing
 - Size and spacing of framing members
 - Type and specie of lumber used
 - Type of roof sheathing, underlayment and covering
 - Method of attachment to existing structure

General Building Codes for Covered Porches/Carports

1. The bottom of the footings must be extended below grade a minimum of 12". Pier blocks are prohibited.
2. Porches need to be designed for a 40 pound per square foot live load. All parts of the porch (including horizontal members such as beams, joists, ledger boards decking; and vertical members such as posts, poles, and columns) must be constructed of pressure-treated wood or approved wood with natural resistance to decay. Ledger boards must be bolted or lagged to the building and all connections between the deck and dwelling must be flashed with metal flashing.
3. Columns and posts exposed to the weather or water splash must be pressure treated and supported by and connected to concrete piers or metal pedestals projecting above grade.
4. Covered porches & carports that exceed the maximum length from structure will require a lateral bracing design prepared by an engineer or architect licensed by the state of Washington. Engineering must be complete with calculations and must have the original stamp and signature of the engineer/architect. Alternatively, see the Kitsap County prescriptive porch details below.
5. All covered porches, with open sides or stairs which are more than 30" above grade or a floor below must be protected by a guardrail not less than 36" high (including common areas of multi-family dwellings). Open guardrails and stair railings require intermediate rails or an ornamental pattern such that a ball 4" in diameter cannot pass through.
6. If a stairway is to be provided, it must be not less than 36" wide. Stairs may have a 7 3/4-inch maximum rise (height) and a 10-inch minimum run (length). The largest tread rise and tread run may not exceed the smallest corresponding tread rise or run by more than 3/8 inch (see stairs).
7. Handrails are required on all stairways having 4 or more risers. Handrails may not be less than 1.25" nor more than 2" in cross sectional area (diameter). Handrails must be installed not neither less than 34" nor more than 38" above the nosing (front edge) of treads and they must be returned to a wall or post at the ends (see brochure #67— Hand and Guard Rail Requirements).
8. Carport floor surfaces shall be of approved noncombustible material (typically concrete). Asphalt surfaces shall be permitted at ground level in carports.
9. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
10. Carports not open on at least two sides shall be considered a garage and shall comply with the provisions of the section for garages.

Kitsap County Prescriptive Porch Details

Generally, all porches/carports that exceed 6 feet from a braced wall line (a building's exterior wall) require a lateral bracing design prepared by an architect or engineer licensed by the state of Washington.

However, Kitsap County has developed the following prescriptive methods of constructing relatively simple porches and carports. In order to use the following methods, strict adherence to the requirements below is necessary.

See Figure 1 for porches with a shed roof attached to an existing structure. See Figure 2 for porches with a gable-type roof attached to an existing structure.

Any variations or alternate materials (such as different shapes, aluminum sunrooms, etc.) will require a full lateral and vertical design prepared by an architect or engineer licensed by the state of Washington.

Figure 1: Prescriptive Construction Details for a Residential Porch or Attached Carport – Shed Roof

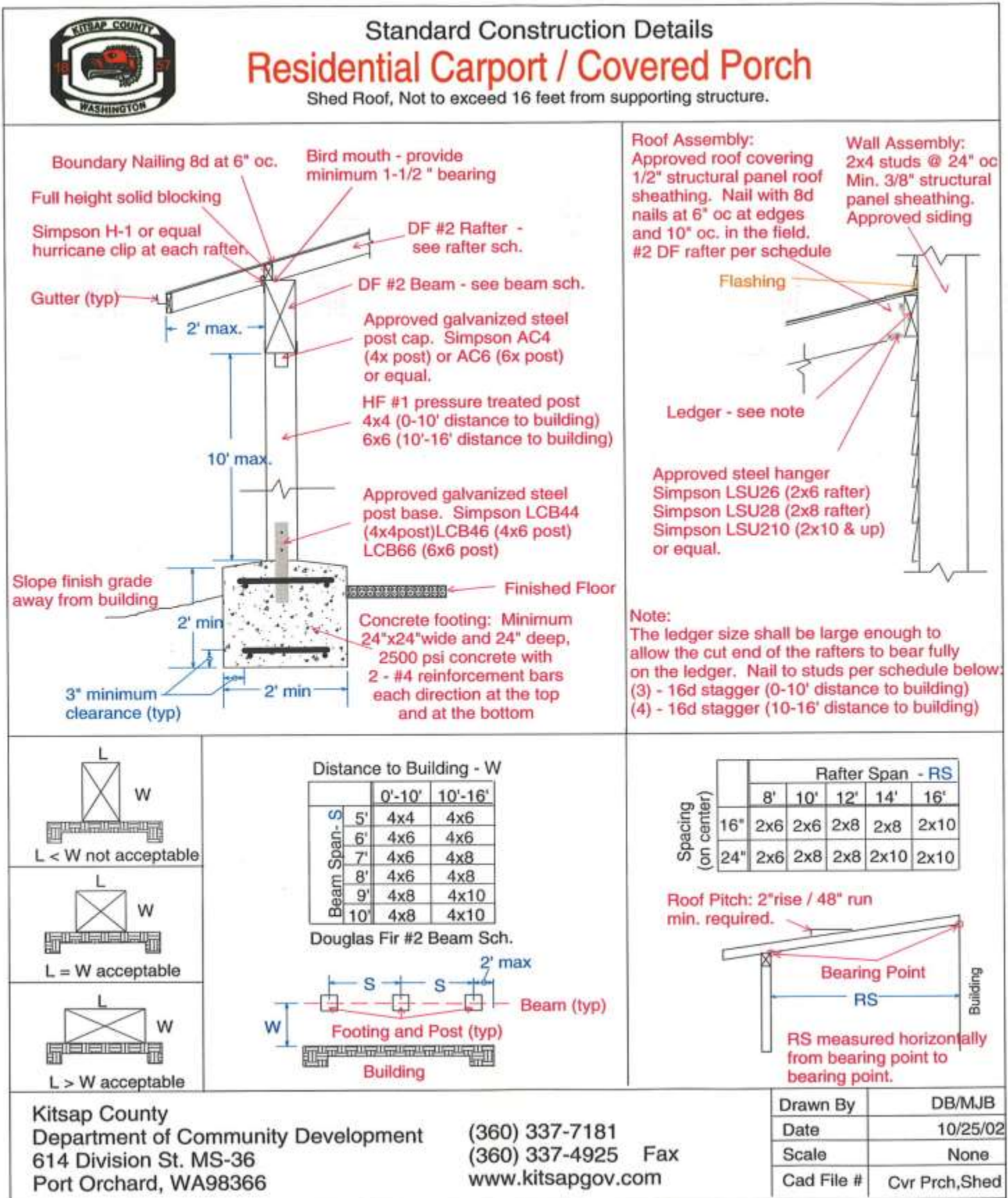


Figure 2: Prescriptive Construction Details: Residential Porch or Attached Carport—Gable Roof

