

Residential Porch/Patio Room Addition Construction Guide

City of Wadsworth

120 Maple Street, Wadsworth Ohio 44281

This guide provides information on obtaining permits for porch additions with or without roofs or walls, and sunrooms in the City of Wadsworth.

“Porch Additions” Include: Porch additions with or without roofs or/walls, and sunrooms; with wood or masonry foundations.

Zoning Permits Are Required for:

- All new porch addition construction or enlargements.

Building Permits Are Required for:

- All new porch addition construction or enlargements.

Step 1) Prepare a Site Plan for the property where the porch addition is to be built. Provide the distances (setbacks) from the proposed porch addition to adjacent property lines. Aerial views can be found at <http://www.medinacountyauditor.org/property-search.htm> Some site plans for the property may be on file with the Building Department.

*Required Setbacks

Sides:

R-1,2,3 = 10'

R-4 = 8

New PUD's = 7.5'

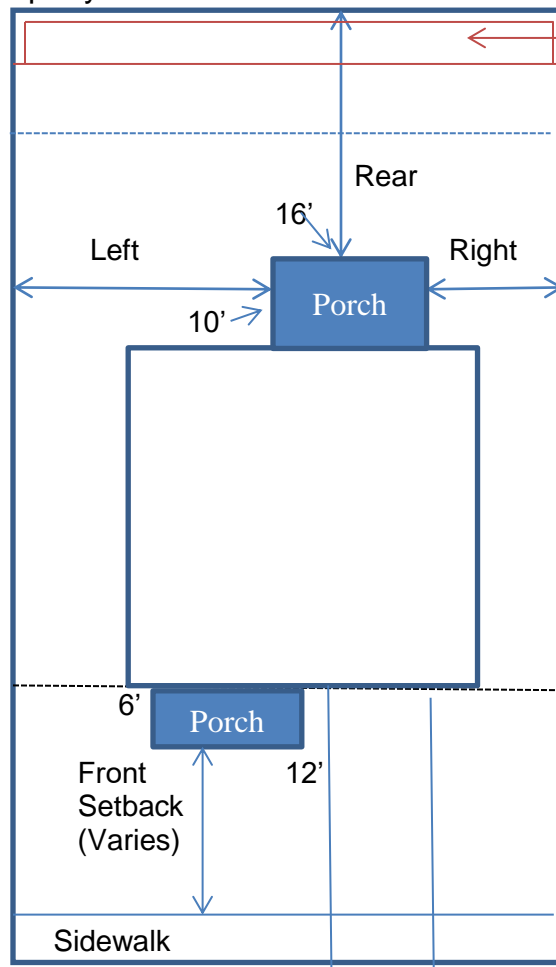
Rear:

R-1.2.3 = 25'

R-4 = 20'

New PUD's = 20'-25'

Rear Property Line

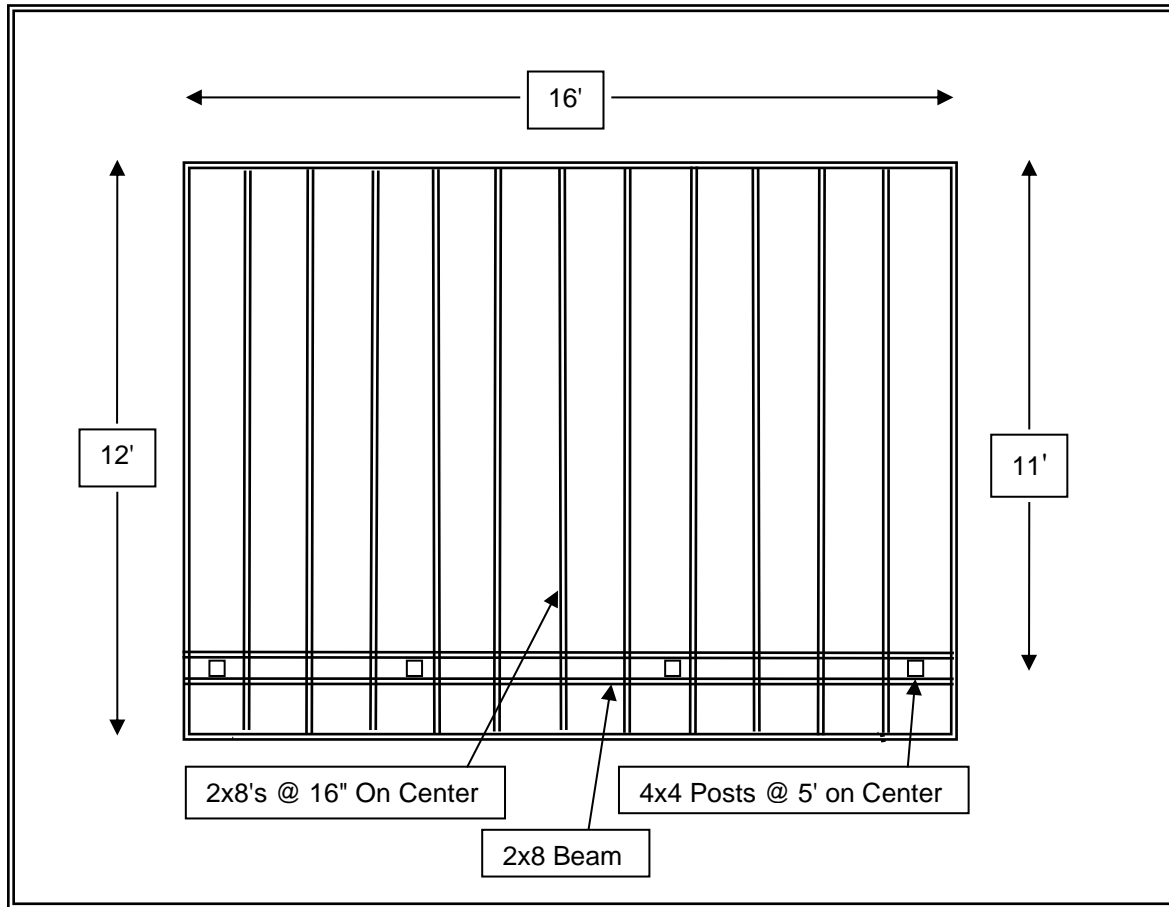


Locating Structures in Possible Easements in Rear or Sides Requires Engineering Approval

*Proposed Porch addition Locations Involving the Following Require Special Consideration:

- › Porch additions not meeting the required setbacks for the zoning district require approval from the Board of Zoning Appeals.
- › Porch additions to condominiums require a letter of approval from the condominium association.
- › Porch additions encroaching into a City utility easement require prior approval from the Wadsworth Engineering Department before zoning approval is granted.

Step 2) Prepare a Building Plan showing an aerial view of the proposed porch addition construction.



Building Plans Should Include:

Completed " Porch Wood Floor Design Information" form. (See Below)

All porch addition dimensions, floor & roof framing and house wall cantilevers. (Down-View)

Wood Floor Construction

- Footing size, depth and method.
- Size and type of porch addition materials.
- Height of porch addition above grade.
- Beam size and spacing.
- Post size and spacing.
- Joist size and spacing.
- Beam connection to posts.
- Joist connections to ledger and beam.
- Ledger attachment to house & flashing.
- Height, size, type and spacing of guardrail posts and balusters.
- Stair tread and riser details.

Masonry/Foundation Concrete Floor

- Footer dimensions, depth below grade
- Foundation wall height, height of fill, & and height above grade,
- Foundation wall material, thickness.
- Concrete thickness
- House rim protection
- Slab support if not on gravel fill.

Masonry Foundation Wood Floor

- Footer dimensions, depth below grade
- Foundation wall height, height of fill, & and height above grade,
- Foundation wall material, thickness, reinforcement,
- Size and type of porch addition materials.
- Beam size and spacing.
- Post size and spacing.
- Joist size and spacing.
- Beam connection to posts.
- Joist connections to ledger and beam.
- Ledger attachment to house & flashing.

Walls

- Stud type, dimensions & spacing
- Sheathing type, thickness.
- Siding description.
- Window location sizes
- Screening?
- Insulation?

Roof

- Rafter/Truss size, spacing, and pitch
- Beam(s) description, bearing, bearing & support, Bearing at house, location
- Roof sheathing, roof covering materials. Ventilation.
- Gutters/Roof drainage.

Electric & HVAC

- Lights/Fans
- Heat/AC Source

Exit

- Door
- Stair Height Above Grade
- Landing (If > 30" above grade)

PORCH/PATIO ROOM WOOD FLOOR DESIGN INFORMATION

NAME _____ **DATE** _____

JOB ADDRESS _____

WOOD FLOOR:

Footer Size (Diameter) 14" (New Min.) 16" 18" Other _____

Depth 38" Other _____

Post Size _____ " x _____ "

Height of Porch Addition Above Grade _____ ' _____ "

Beam Size 2- Pieces 2" x _____ " / 1-Piece 2" x _____ "

Joist Size 2" x _____ " at _____ " on center.

Joist Span Between Beams _____ ft. - _____ inches

Joist Distance Past Beam (Cantilever) _____ ft. - _____ inches

Distance Between Posts _____ ft. - _____ inches

Are Beams in Contact With Ground? Yes No

Do House Walls Extend Past Foundation (Cantilever)? Yes No

Does a Chimney or Bay Window Extend Past Foundation? Yes No

Is Porch Attached to House? Yes No

Is Porch Addition Attached to House Framing Concrete Block

Are House Joists 2 x Lumber (Not Manufactured-Joists)? Yes No

Is Siding to be Removed? Yes No

Are Any Posts Within 4ft. of Foundation? Yes No

Are Balusters Planned for Porch addition and Stairs? Yes No

Are All Fasteners Compatible with Lumber? Yes No

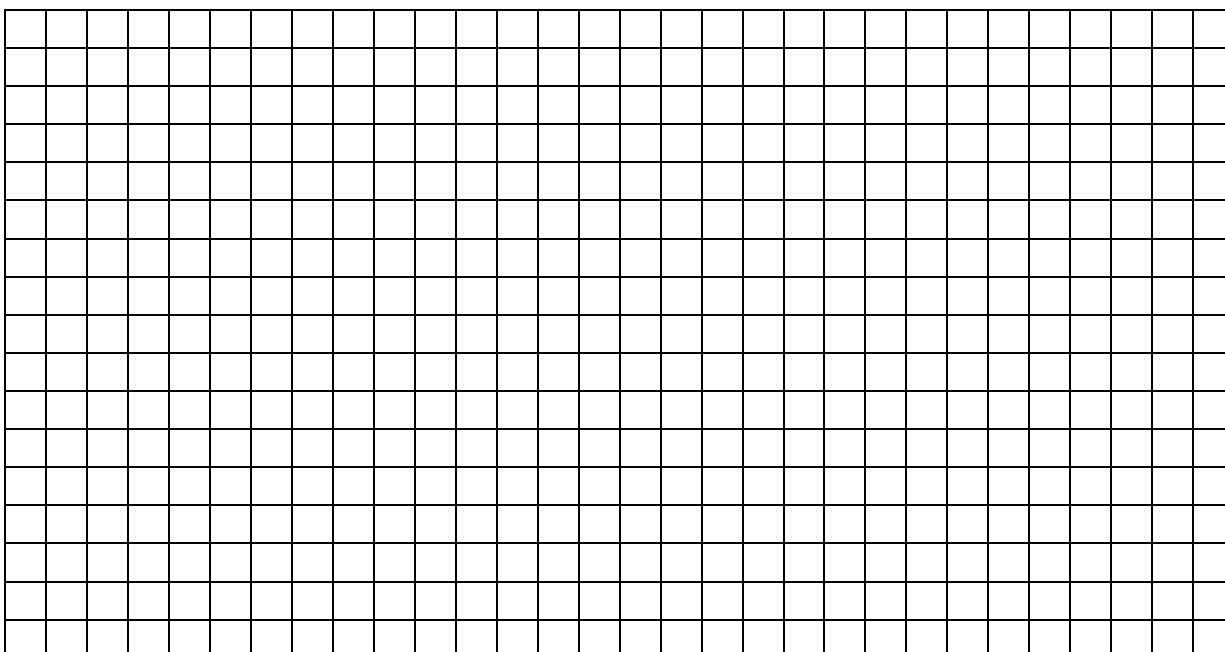
Will Porch Addition Cover Furnace/HW Vents? Yes No

Is Hot Tub Planned for Porch addition? Yes No

Will Power Lines Be Above Porch addition? Yes No

SHOW DECK DIMENSIONS & LOCATION OF POSTS & BEAMS BELOW –
OR ATTACH DRAWING (Scale Dimensions: 1 SQUARE = 1 FOOT)

----- **HOUSE** -----



Step 3) Permit Application Submission & Payment

- Please submit the Zoning & Building applications & plans at this time by email or mail with an email address included.
- Payments (checks) may accompany the applications if mailed, or be made after permit approval with a credit card by phone.

Porch/Patio Room Permit Fees = Zoning \$ 25 + Building Permit \$50.00 = \$75.00 Total

- Receipts and permits will then be returned by email if possible or mailed.
- Please email or call the office for instructions on handling large sets of plans, or with other questions.

Application Submission: jstefl@wadsworthcity.org **330-335-2753**

Code Questions: mnussbaum@wadsworthcity.org **330-335-2780**

Checks Payable to: City of Wadsworth

Mailing Address: Building Department
 City of Wadsworth
 120 Maple Street
 Wadsworth, OH 44281

PERMIT APPLICATIONS ↓

RESIDENTIAL BUILDING/ZONING PERMIT APPLICATION

CITY OF WADSWORTH 330-335-2753

PERMIT ISSUANCE ____/____/____

PERMIT # _____

Applicant Information – (Applicant is the Owner or Contractor)

APPLICANT/(Owner/Contractor) _____ EMAIL _____
JOB ADDRESS _____
PROJECT DESCRIPTION _____
OWNER _____ PHONE _____
OWNER ADDRESS _____
CONTRACTOR _____ PHONE _____
CONTRACTOR ADDRESS _____ PHONE _____
ESTIMATED COST OF CONSTRUCTION \$ _____ (Cost of Materials and Labor. Excludes Lot.)

DISTANCE FROM FRONT PROPERTY LINE .. _____ BASEMENT AREA _____
DISTANCE FROM LEFT PROPERTY LINE..... _____ FIRST FLOOR LIVING AREA..... _____
DISTANCE FROM RIGHT PROPERTY LINE... _____ SECOND FLOOR LIVING AREA _____
DISTANCE FROM REAR PROPERTY LINE ... _____ GARAGE AREA _____
HEIGHT ABOVE GRADE _____ TOTAL BUILDING AREA (SQ. FT.) .. _____

**("RIGHT" & "LEFT" ARE LOOKING FROM THE STREET. DISTANCE FROM PROPERTY LINE INCLUDES OVERHANGS, ETC.)*

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE NAMED PROPERTY OR THAT I HAVE BEEN AUTHORIZED BY THE OWNER OF RECORD TO MAKE THIS APPLICATION AS HIS AGENT; AND I CERTIFY THAT ALL INFORMATION FURNISHED ON THIS FORM IS ACCURATE; AND I AGREE TO CONFORM TO ALL APPLICABLE CODES OF THE JURISDICTION; AND OBTAIN FINAL INSPECTION APPROVAL BEFORE OCCUPANCY OF THE STRUCTURE. I CERTIFY THAT THE CODE OFFICIAL, OR HIS REPRESENTATIVE, SHALL HAVE AUTHORITY TO ENTER AREAS COVERED BY THIS PERMIT AT ANY REASONABLE HOUR TO ENFORCE PROVISIONS OF THE APPLICABLE CODES. I UNDERSTAND WHAT INSPECTIONS ARE REQUIRED, AND WHEN, AND HOW TO REQUEST AN INSPECTION.

- CALL THE CITY OF WADSWORTH AT 335-2753 FOR BLDG., ELECTRIC, HVAC, INSPECTIONS.
- CALL MEDINA CO. HEALTH DEPT. AT 723-9668 FOR ALL PLUMBING PERMITS.

SIGNATURE OF Owner/Agent _____ DATE _____



PRINT NAME _____

Official Use Only – Do Not Write Below This Point

Use _____ Conditional

Plan. Com. Approval Date _____ Zoning District _____
B.Z.A. Approval Date _____ Parcel # _____
In Flood Hazard Area?..... Yes _____ No _____ City Lot # _____

Fee Computation

CONSTRUCTION BASE FEE	\$ _____ . _____	BP
TOTAL BUILDING AREA (SQ. FT.)	(x \$.15) \$ _____ . _____	BP
FIREPLACE OR ADDITIONAL HVAC.....	(\$25.00 ea.) \$ _____ . _____	BP
ZONING PERMIT FEE	\$ _____ . _____	ZP
RECREATION ACQUISITION FEE	\$ _____ . _____	DA
RECREATION DEVELOPMENT FEE	\$ _____ . _____	DR
DEMOLITION FEE	\$ _____ . _____	PM
OTHER.	\$ _____ . _____	_____
OTHER.	\$ _____ . _____	_____
OTHER.	\$ _____ . _____	_____
TOTAL PERMIT FEES.....	\$ _____ . _____	

ZONING OFFICIAL / DEPUTY APPROVAL _____ DATE _____

BUILDING OFFICIAL / DEPUTY APPROVAL _____ DATE _____

PORCH ADDITION BUILDING INSPECTION GUIDELINES

City of Wadsworth

Where To Call For Building And Utility Inspections:

Building and Electrical Inspections, 330-335-2753
Wadsworth Communications/Cable Service Installation... 330-335-2888
Wadsworth Electric Service Connections, Toby Blake 330-335-2838

Questions Relating To Zoning And Building Procedures Should Be Directed To:

Jeff Kaiser, Zoning Permits/Setbacks330-335-2752
Jennifer Stefl, Permits/Inspections.....330-335-2753
Mark Nussbaum, Plan Reviews.....330-335-2780

Other Utility Information *

OUPS – Call Before You Dig 1-800-362-2764
Dominion Gas 1-800-362-7557
Frontier Communications (Telephone) 1-877-844-7196

**Utility locations available at City Engineering Dept..*

The City of Wadsworth Building Department is located on the second floor of City Hall, located at 120 Maple Street, Wadsworth Ohio. Business hours are Monday through Friday from 7:30 a.m. to 4:30 p.m. (Credit cards are only accepted after 8:30 a.m.).

Building inspections should be requested by 9:00 a.m. the day the inspection is needed by scheduling an inspection at (330) 335-2753 or leaving a message on voice mail, which is available 24 hours a day.

Following is a Schedule of Building Inspections for Porch addition Construction:

- **Footer** - Porch addition construction holes are inspected for width, depth, and location before concrete is poured. The perimeter of the proposed construction should be clearly marked by stakes, string or paint, and the property lines should be indicated. You may also call for a pre-footer "Stake" inspection before the holes are dug if there is any question whether the proposed porch addition will encroach into the required setbacks or easement.
REQUIRED FOR ALL PORCH ADDITIONS WHEN HOLES ARE DUG.
- **Foundation** - Porch addition masonry foundations are inspected before walls are constructed
- **Rough Frame** - Porch addition framing is inspected before flooring and railings are installed. A frame inspection *may* not be required for "Weekend Porch additions" that are over 3' above grade, and in compliance with approved plans and plan review. Please contact inspector. **REQUIRED WHEN PORCH ADDITIONS ARE FRAMED, BUT BEFORE PORCH ADDITIONING IS INSTALLED.**
- **Final Building Inspection** - **REQUIRED FOR ALL PORCH ADDITIONS WHEN COMPLETED.**

ADDITIONAL FLOOR FRAMING REQUIREMENTS:

1) Accessible permit and visible address numbers must be posted at jobsite to receive inspections.

<p>2) Footer Depth is 38" to bottom of hole. Footer size example: Porch addition area = how many sq.ft. supported by each post → <u>14' deep x 16' wide (224 sq.ft.) porch addition attached to house: 1/2 the porch addition (7' x 16')</u> is bearing on the posts. Total 112 sq.ft. If porch addition has 3 posts, each post supports 37.3 sq. ft. Footer = 16" diameter.</p> <p>3) All posts within 48" of the foundation (approximate foundation overdig), must extend to the house footer depth (basement), in houses less than ten years old, to reduce settling. Porch additions may instead attached to the foundation. Beams may only be attached to ledger if 4' or less from a post. (Porch additions not attached to houses are taxed the same as attached porch additions).</p>	Porch addition Footing		
	Size		
	Porch addition Area Sq'	Diameter	Thickness
	20	14	6
	30	14	6
	40	14	6
	50	16	6
	60	17	6
	70	18	7
	80	19	7
100	21	8	

4) Beams must bear on post tops with mounting brackets; bear on notched posts with thru bolts; or be bolted to post sides with 2 Simpson DJT14 Porch addition Ties (or equivalent) with 5/8" bolts –(maximum supported porch addition area per post of 48 ft² - 2320 lbs.)

Beams / joists in contact with soil must be rated "**Ground Contact.**" Min. 4A rating. Splices must be over 6" post.

- Max Post Height = 4x4 - 6'9" for 3 ply Beams; 8' for 1-2 Ply Beams, 4x6 - 8', 6x6 - 14'.
- Post-Frame designs supporting room above require 6x6 posts and full bearing on post.

5) 2x8 Minimum SYP Ledgers attached to house min.2x8 rim. Siding must be removed and a flashing material, non-reactive with treated lumber, installed under upper siding & over the ledger or to a point below the sill plate. **NO BARE ALUMINUM FLASHING.** Ledger boards cannot be supported by face-brick. Beams (supporting more than 550 lbs. total load) cannot be supported by ledger. See on center ledger fastener pacing requirements below:

- 6) All anchors must be corrosion resistant with washers. Fill cells of concrete block with concrete/mortar prior to installing 1/2" dia. approved epoxy anchors, or use other approved anchors per manufacture's instructions.
- 7) Porch additions must be adequately braced to resist horizontal forces. Additional devices may be required for porch additions higher than 4' above grade. Examples include 5-1/2" lag screws into house joist ends, diagonal bracing, or fasteners similar to Simpson DTT2Z tension devices installed on porch addition ends. Porch additions > 6' above grade need diagonal bracing from post to beam, or brackets designed to resist lateral forces.
- 8) Porch additions supported by 24" 2x10 cantilevers from bay windows and fireplaces, must have a support beam no farther than 29" from cantilever. Otherwise use double header with double joists; or install support beam.
- 9) Joist spans 16" o.c.: Treated #2 Southern Pine (2x6 – 9'-0"). (2x8 -11'-10). (2x10 – 14'-0"). (2x12 -16'- 6").
- 10) Joists shall be attached on top of beams with 3-8-d nails, or other approved mechanical fastener. Joists attached flush with ledgers or beams shall have full height (60%) u-shaped, galvanized hangers, fully nailed.
- 11) Stairs stringers must be fully bearing on porch addition at top and attached to porch addition rim with sloped hangers or other positive attachment. **Stairs must be supported at ground by posts or concrete/masonry pad.** Notched stringers can span a maximum 7', without additional support..
- 12) Stair width minimum is 36". Stair run minimum is 9"from nosing to nosing + 3/4" - 1 1/4" nosing = 9-3/4" tread depth. Riser max 8 1/4". Run/Rise not to vary more than 3/8". **A handrail with a perimeter of not more than 6-1/4" or diameter between 1-1/4 and 2" (i.e. a 2x2), is required on 1 side where 4 or more risers exist.** 36" guardrails, with balusters spaced 4-1/2" between, and solid risers are required on stairs and landings that are 30" above grade. Maximum rise of a flight of stairs is 12'.
- 13) All nails, bolts, screws, & hangers must be hot dipped galvanized, stainless steel, or have a zinc 185 coating. Aluminum flashing must be separated from copper based treated wood.
- 14) Furnace or hot water heater vents must be 12" above porch addition surface or grade, and 12" below porch addition framing if under porch addition and porch addition is open on two sides, and if permitted by appliance manufacturer. Maintain 12" to windows/doors.
- 15) Porch addition floor surface, stairways or ramps must be 10 feet below overhead service. Meters must be accessible and have 3" clearance to railings and porch addition framing. AC units must maintain clearance by manufacturer.
- 16) A 3'x3' landing is required at all exterior doors 30" above grade.
- 17) Prefabricated floor panels must be designed by an approved design professional.

2019 Structural Porch Addition Component Tables

Ledger to House Rim Fastening						
Joist Span/ Fastener Spacing	6' & Less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'
½"x 3 ½"x Lags	30" (o.c.)	23	18	15	13	11
5/16"x 3 ½" Ledgerloks	24	18	14	12	10	9
½" Carriage Bolts	36	36	34	29	24	21
1"EWP w/Ledgerloks	25	19	15	12	10	6
Solid Concrete Fasteners	24	18	14	12	10	9
¼" Tapcon Hollow Block	15	12	8	8	6	6

PORCH ADDITION BEAM SPAN LENGTHS								
	Size	Porch addition Joist Spans (feet - inches)						
		6' 18"	8'	10'	12'	14'	16'	
Beam Spans for Southern Pine #2 Wet Service Factor	1-2x6	4-11	4-0	3-7	3-3	3-0	2-10	2-8
	1-2x8	5-11	5-1	4-7	4-2	3-10	3-7	3-5
	1-2x10	7-0	6-0	5-5	4-11	4-7	4-3	4-0
	1-2x12	8-3	7-1	6-4	5-10	5-5	5-0	4-9
	2-2x6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
	2-2x8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2-2x10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
	2-2x12	12-2	10-7	9-5	8-7	8-0	7-6	7-0

	Size	Allowable Joist Span			Maximum Cantilever		
		Porch addition Joist Spacing			Porch addition Joist Spacing with Cantilevers		
		12"	16"	24"	12"	16"	24"
Southern Pine #2 Wet Service Factor	2x6	9-11	9-0	7-7	1-3	1-4	1-6
	2x8	13-11	11-10	9-8	2-1	2-3	2-5
	2x10	16-2	14-0	11-5	3-4	3-6	2-0
	2x12	10-0	16-6	13-6	4-6	4-2	3-4

ADDITIONAL ROOF FRAMING REQUIREMENTS:

1. Posts, studs and beams must be properly sized: 4x6's to 8', 6x6's to 14'. Posts must be rated for ground contact. Other exposed wood must be protected by decay by preservatives or coatings. All posts within 48" of the foundation (approximate foundation over-dig) must extend to the house footer depth (basement) in houses less than ten years old to reduce settling
2. Beams must be mechanically connected to posts with through bolts, lag screws, or brackets.
3. The roof structure cannot be supported by a deck ledger attached to the house.
4. Lateral support must be provided at the post beam connection by column caps designed to resist racking, or diagonal bracing.
5. Ceiling joists or 2x4 rafter ties shall be provided for each rafter in the bottom 1/3 of the attic. In addition, 1x4 collar ties located in the upper 1/3 of the attic must be at least 4' oc.; or ridge straps. If no rafter ties, a ridge beam designed to support all loads is required and shall be supported on each end by direct bearing on beams, posts or hangers.
6. Trusses require hold down brackets on each end. Bottoms must be continuously braced perpendicular to trusses 10' on center – ("rat runs") per manufacturer specifications. Gable trusses must bear on beams.
7. Roof coverings must be approved by the manufacturer for the pitch and sheathing of the roof.
8. All nails, bolts, screws, or hangers in contact with ACQ or CAB treated lumber must be hot dipped galvanized, stainless steel, or have a zinc 185 coating. This includes foundation anchor bolts, and framing/siding nails. In no case can aluminum be in contact with ACQ. Hanger fasteners must have similar coatings. All fasteners must be compatible with lumber and weather conditions.
9. All downspouts are required to be connected to the existing roof drainage system, directed to the storm sewer, or otherwise not become a nuisance to neighboring properties.
10. Roofs 4/12 and greater must have a minimum clearance of 3 feet below overhead electrical service lines. Lower pitched roofs have 8 feet clearance 3' from roof edges. See current edition of the NEC.