SCREENED or 3 SEASONS PORCH

Informational Sheet

Reference: 2021 International Residential Building Code

Permit requirements:

- A building permit is required when adding an addition or altering an existing structure. All residential attached additions are to be located per the zoning guidelines.

Zoning guidelines: Planning & Zoning Department

Contact City Hall, or view zoning ordinances (Chapter 165) at www.cityofrobins.org, with questions pertaining to setbacks and other zoning requirements.

Applying for a permit: (Submit 2 sets of building plans for review and approval)

- Complete the "*Sample Site Plan"* showing all required information.
- Fill out the applicable information on the *"Screened or 3 Season's Porch"* form or submit detailed, scaled plans.
- Present the completed forms or plans to the Building Department located at Robins City Hall for review.
- Upon completion of the review, you will be notified by phone to secure your permit.

Cross Section Drawing: (include size, material, spacing) (See attached forms)

- Footing diameter, size of posts, deck support beams, joists, final grade level.
- Wall framing, ceiling heights, wall sheathing, headers.
- Ceiling Joist, rafters, trusses, roof sheathing.
- Eave ice barrier, roof felt underlayment, type of roof covering, soffit fascia, attic vents.
- Siding and exterior finishes.
- Windows and screening material description.
- **Guard detail - when porch floor is more than 30 inches above grade measuring 3 feet out, guards are required. Screen alone is not a guard.**

Stair Cross Section: (When applicable) (See "Residential Stair Brochure)

- Rise, run, headroom, handrail height, guard spacing, and stair width.

Exterior Elevations:

- Show height of structure from the final grade. The porch should not alter the drainage of the property or direct additional water onto a neighbor.
- Windows, doors, headers.

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Additional Permits Required

- Separate electrical, mechanical, and plumbing permits are required for any work performed.
  - State or Metro licensed contractors are to perform the work and obtain the necessary permits. Single family dwelling homeowners can do the work but a permit is required.

Inspections Required:

- Footings – after all excavation is complete and forms are set and before concrete is poured.
- Rough electrical, mechanical, plumbing, and lastly, rough framing before insulating and covering walls.
- Final grade inspection prior to seed or sod.
- Final inspection – after all work is completed and prior to use the permit holder should contact the Robins Building Department and arrange a final inspection. Once approved, a CERTIFICATE OF OCCUPANCY will be issued by the Building Department.

Design Considerations:

- All wooden members of decks shall be pressure treated ACQ (approved pressure treated to .40 retention) or rot resistant wood (redwood or cedar).
- Decks shall be designed and constructed for a load of 100# per square foot. If there will be additional loads (large planters, hot tub, etc.), additional design issues must be addressed.
- Metal flashing (stainless steel, copper, or vinyl) is required behind the ledger board where it attaches to the house. Galvanized metal or aluminum is not to be used.
- Look for hardware with "zamx" or "triple zinc".
- Joist hangers with proper nails are required whenever joists do not have at least 1 ½ "bearing. (Hangers must be rated for the ACQ treated lumber.)
- Footings are to be a minimum of 42" deep below grade. Footing diameters will vary with the size of the deck and number of posts. Footing holes shall not contain loose soil and be flared at the bottom. (If you are considering a future 3-seasons porch or enclosed deck, footings should be located at the outer extremities of the deck and adjusted in size for the increased loads.)
- Posts to be anchored to prevent movement.
- Maximum cantilever (joist overhang past the beam) is 2' without special design. Also beams should not overhang posts by more than 1' without special design.
- Guardrails at least 36" high are required on decks over 30" above the adjacent grade.
- Porches can be constructed over escape windows with certain conditions.
- Handrails are required for 4 or more stair risers. The height shall be 34 – 38" above the tread nosing.

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LEDGER BOARD INSTALLATION

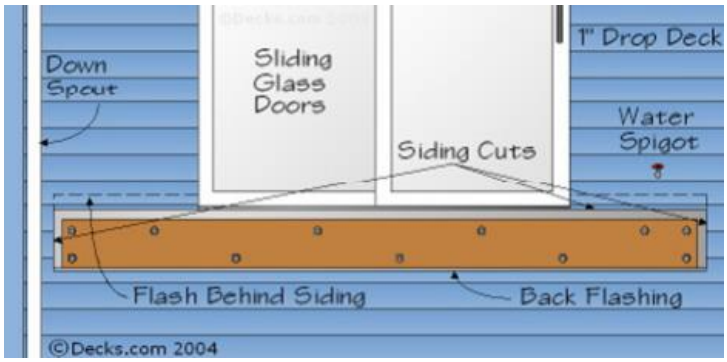
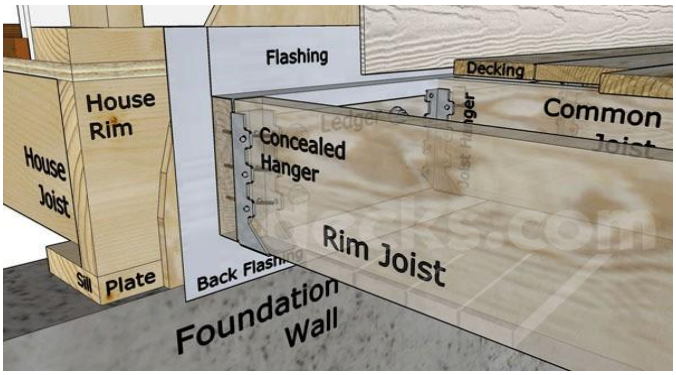


Photo courtesy of Decks.com

LEDGER

- Minimum of ½" lag screws or bolts are required and are to be staggered with spacing as shown in the table below.
- All screws or bolts are to be placed 2 inches in from the bottom and top edge of the ledger and between 2 and 5 inches in from the ends.
- Tips of the lag screws are to extend past the inside face of the band joist.
- Lag screws, bolts, and washers are to be hot-dipped galvanized or stainless steel when using.
- Ledger boards shall not be attached to open web trusses, brick veneers, or hollow concrete block.

JOIST SPAN	6' OR LESS	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 18'
Connection details	**Inches on center spacing of fastners**						
½" diameter lag screw	30	23	18	15	13	11	10
½" diameter bolt	36	36	34	29	24	21	19



FLASHING

- House siding must be removed prior to the installation of the ledger board.
- Flashing is required where a ledger is fastened to wood construction.
- Flashing material shall be copper with copper nails, stainless steel, UV resistant plastic, or galvanized steel coated with G-185 coating.

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Beam, Footing, & Span Table

(Maximum allowable spans are based on #2 Southern Pine CCA .40 pressure treated lumber. Other lumber species will have shorter spans that indicated.)

- **Note: Covered decks or rooms will require larger footings and additional requirements**.
- **Charts and tables are for reference. All plans are verified by the building department.**

Joist Size	Joist Spacing	Joist Max. Span	Beam Size	Beam Max Span (Post Spacing)	Posts: Size & Max. Height Above Grade			Footing Diameter Inches	Corner Footing Diameter Inches	Deck Boards Min. Size
					4 x 4 In Feet	4 x 6 In Feet	6 x 6 In Feet			
2 X 6	12" o.c.	10'-9"	2—2 x 6	6'0"	12	16		14	12	5/4 x 6
2 x 6	16" o.c.	9'-9"	2—2 x 6	6'-3"	12	16		12	12	5/4 x 6
2 x 6	24" o.c.	8'-6"	2—2 x 6	6'-10"	12	16		12	12	2x4 or 2x6
2 x 8	12" o.c.	14'-2"	2—2 x 8	6'-9"	10	12	20	16	14	5/4 x 6
2 x 8	16" o.c.	12'-10"	2—2 x 8	7'-2"	10	12	20	16	12	5/4 x 6
2 x 8	16" o.c.	12'-10"	2—2 x 10	8'-10"	9	12	20	18	14	5/4 x 6
2 x 8	24" o.c.	11'-0"	2—2 x 8	7'-8"	10	12	20	16	12	2x4 or 2x6
2 x 8	24" o.c.	11'-0"	2—2 x10	9'-6"	10	12	20	18	14	2x4 or 2x6
2 x 10	12" o.c.	18'-0"	2—2 x10	7'-9"	8	10	16	20	16	5/4 x 6
2 x 10	16" o.c.	16'-1"	2—2 x10	8'-0"	8	10	16	18	16	5/4 x 6
2 x 10	16" o.c.	16'-1"	2—2 x 12	9'-2"	6	10	16	20	16	5/4 x 6
2 x 10	24" o.c.	13'-1"	2—2 x 10	8'-7"	9	10	20	18	14	2x4 or 2x6
2 x 10	24" o.c.	13'-1"	2—2 x 12	10'0"	8	10	16	20	16	2x4 or 2x6
2 x 12	12" o.c.	21'-9"	2—2 x 12	8'-3"	6	8	16	22	16	5/4 x 6
2 x 12	16" o.c.	18'-10"	2—2 x 10	7'5"	8	8	16	20	16	5/4 x 6
2 x 12	16" o.c.	18'-10"	2—2 x 12	8'-7"	6	8	16	20	16	5/4 x 6
2 x 12	24" o.c.	15'-5"	2—2x10	8'-2"	8	8	16	18	14	2x4 or 2x6
2 x 12	24" o.c.	15'-5"	2—2 x 12	9'-5"	6	8	16	20	16	2x4 or 2x6

- Post and footing sizes are approximate based on 2000 psf soil bearing and other assumptions for a standard deck.
- Beam sizes are based on a 2' cantilever (joists overhang the beam by 2').
- Sway bracing may be required on taller posts.