

**CITY OF SAINT LOUIS  
DEPARTMENT OF PUBLIC SAFETY  
BUILDING DIVISION  
GUIDELINES FOR  
DRAWING RESIDENTIAL PORCH PLANS**

The following form was prepared by the Building Division to be used only as a general guideline for the drawing of construction plans which are required to be submitted at the time of application for a building permit.

To make application for a building permit, the applicant shall submit five (5) sets of detailed construction plans drawn to scale on minimum 8 1/2" x 11" sheets of each of the following to the Building Division - Permit Section, Room 425, City Hall, between 8:00 a.m. and 4:30 p.m. Monday through Friday. The office is closed on all City holidays. One (1) set of photographs is required when: 1) located in a Historic District; 2) located within 300 feet of a park; 3) located within 300 feet of a Historic District or a landmark.

1. Site Plan
2. Foundation Plan/Pier Plan
3. Floor Plan/Framing Plan
4. Elevations
5. Typical Porch Section
6. Additional Details (if necessary)

The following are lists of the items that should be shown on each of the above plans: The illustrations are guides for plan preparation only to give you a basic idea what each type of plan should look like and are not necessarily specific Code and other Ordinance requirements. Each individual site location, the location of the building on the site and/or size of building might vary as requirements of the St. Louis Zoning Ordinance, the Building Code, and other ordinances dictate, and each will have to be reviewed on its own specific conditions after submittal.

**1.0 SITE PLAN**

- 1.1 Indicate size and shape of your lot
- 1.2 Indicate address and street (or streets if a corner lot)
- 1.3 Indicate alley location
- 1.4 Indicate size and location of existing house and other buildings
- 1.5 Indicate size and location of proposed porch to be constructed or repaired
- 1.6 Indicate distance between the proposed porch to be constructed or repaired and each of the property lines

Porch Guidelines

## **2.0 FOUNDATION PLAN/PIER PLAN**

- 2.1 Indicate length and width of the proposed porch foundation or pier layout
- 2.2 Indicate size of footing
- 2.3 Indicate size of foundation wall
- 2.4 Indicate size and spacing of piers
- 2.5 Indicate size, spacing and direction of span of porch floor framing system
- 2.6 Indicate how porch framing system will be attached to the existing house
- 2.7 Indicate thickness of floor slab and size of spacing of reinforcing bars

## **3.0 FLOOR PLAN/FRAMING PLAN**

- 3.1 Indicate length and width of proposed porch
- 3.2 Indicate distance from porch to each side of house
- 3.3 Indicate width and location of steps and/or stair
- 3.4 Indicate handrails and guardrails
- 3.5 Indicate size and spacing of columns
- 3.6 Indicate size of beam and beam to column connection
- 3.7 Indicate size, spacing and distance of span of floor and/or roof framing system

## **4.0 ELEVATIONS**

- 4.1 Indicate finish grade line and show depth of foundation and footing or piers below finish grade
- 4.2 Indicate width and height of porch
- 4.3 Indicate size and location of all columns
- 4.4 Indicate size of beams and beam to column connection. Indicate number of bolts, bolt type, diameter and length. Indicate if column is notched to receive beam on 6 x 6 or larger columns
- 4.5 Indicate number and size of risers and treads on steps and/or stair
- 4.6 Indicate handrails and guardrails
- 4.7 Indicate size of beam and roof framing
- 4.8 Indicate type of roofing material
- 4.9 Indicate gutters and downspouts

## **5.0 TYPICAL PORCH SECTION**

- 5.1 Indicate size and depth of footing and/or piers below finish grade line
- 5.2 Indicate size of foundation wall and/or piers and height above finish grade line
- 5.3 Indicate thickness of granular fill, porch floor slab and size and spacing of reinforcing bars
- 5.4 Indicate size and spacing of floor framing system
- 5.5 Indicate how porch floor slab or framing system will be attached to the existing house
- 5.6 Indicate type and size of column anchors to foundation wall or piers

- 5.7 Indicate size and spacing of columns
- 5.8 Indicate size of beam and beam to column connection. Indicate number of bolts, bolt type, diameter and length. Indicate if post is notched to receive beam on 6 x 6 or larger columns
- 5.9 Indicate number and size of risers and treads on stair
- 5.10 Indicate type and height of handrail and guardrail
- 5.11 Indicate height from finish grade to porch floor(s) and/or ceiling
- 5.12 Indicate size and spacing of studs, size and type of exterior wall sheathing, felt and siding. **NOTE:** Exterior walls of all porches less than 3'-0" from side property lines are required to have a one (1) hour fire rating
- 5.13 Indicate size of beam supporting roof structure
- 5.14 Indicate size of spacing of ceiling joist and roof rafters. If pre-fab roof trusses are proposed, submit manufactured design specifications and criteria sealed by a registered Missouri engineer to the Building Inspector prior to installation of any trusses
- 5.15 Indicate size and type of roof sheathing, felt, roofing material and slope of roof
- 5.16 Indicate gutters and downspouts

## **6.0 ADDITIONAL DETAILS**

- 6.1 Indicate whatever information is necessary to show how your proposal will be constructed.

For additional information, contact: Permit Section (314) 622-3313.

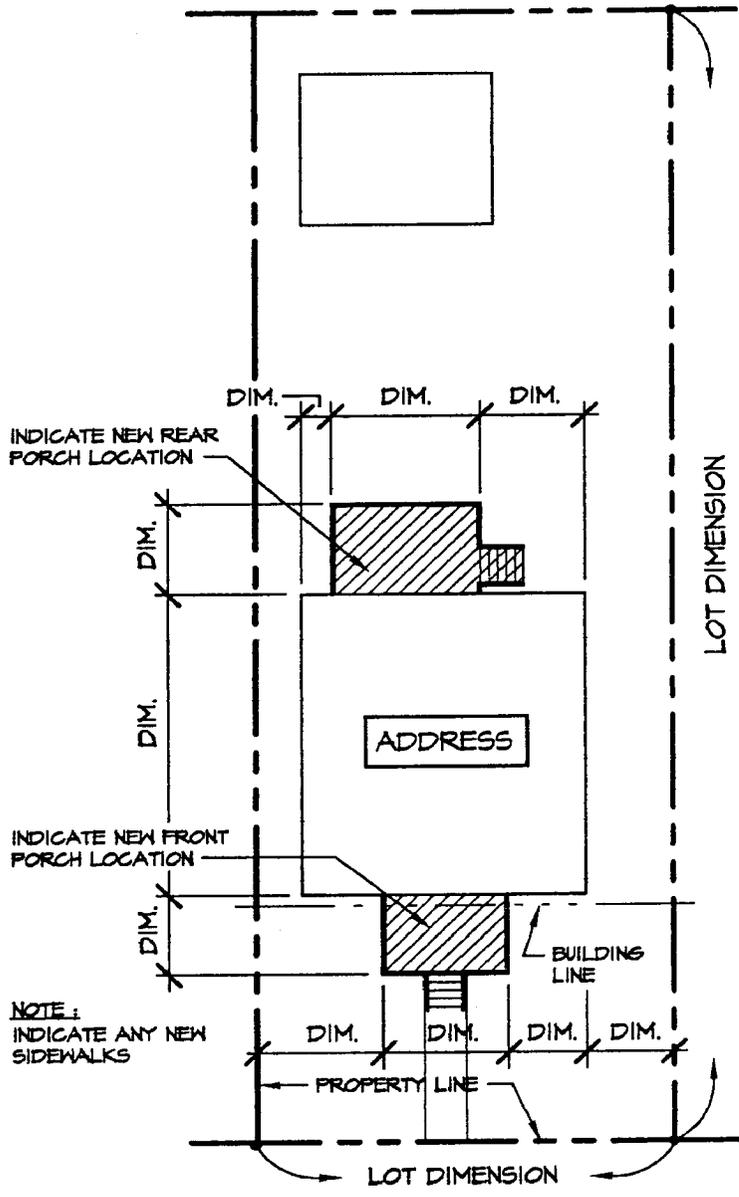
## **7.0 GENERAL PORCH NOTES**

- 7.1 For specific side yard requirements for a porch, contact the Zoning Section, Room 400, City Hall, (314) 622-3666. A general rule of thumb is a minimum of four (4) feet from any side property line.
- 7.2 Gutters and downspouts are required on all porches. Downspouts on porches with a roof area of less than five hundred fifty (550) square feet **shall not** be sewer connected provided the surface drainage water does not adversely effect the adjacent property or create a nuisance.
- 7.3 If the stair run exceeds 12'-0" vertical height, an intermediate landing is required
- 7.4 All porch framing members, decking and railing must be of approved naturally-durable or pressure treated wood.
- 7.5 For use of pre-fab roof trusses - submit truss specification sheets sealed by a Missouri registered engineer to the Building Inspector prior to installation. Specification sheets must be specific and correspond to actual trusses used - any truss modification requires submittal of revised sealed specification sheets.

- 7.6 All exterior walls, regardless of porch size, closer than three (3) feet from the side property lines are required to have a one (1) hour fire rating. Fire rating on walls are usually obtained by use of a masonry/brick or 5/8 inch thick Type X fire rated gypsum board on both sides of stud.

Effective Date  
January 1, 2001

ALLEY



STREET NAME

# SITE PLAN

DENOTE SCALE

PSITE

NORTH



(INDICATE ORIENTATION)

City of Saint Louis - Building Division  
**RESIDENTIAL PORCH**  
 Guidelines and Standard Construction Details

Date: Jan., 2001

Drawing No.

1 of 5

Rev.: March, 2001

RP-PG1

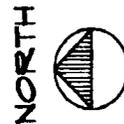
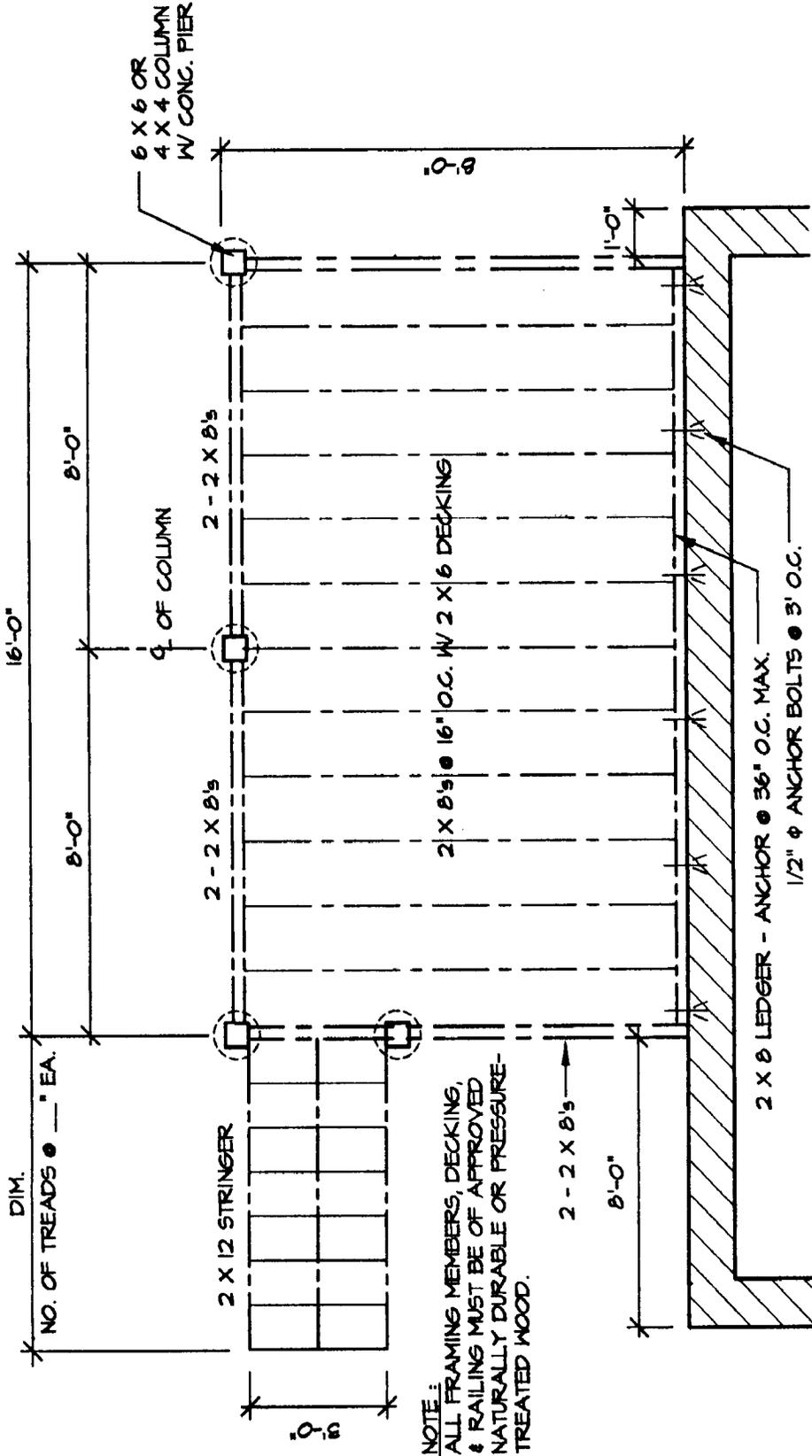
City of Saint Louis - Building Division  
**RESIDENTIAL PORCH**  
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Date: Jan., 2001

Drawing No.

2 of 5

Rev.: July, 2001



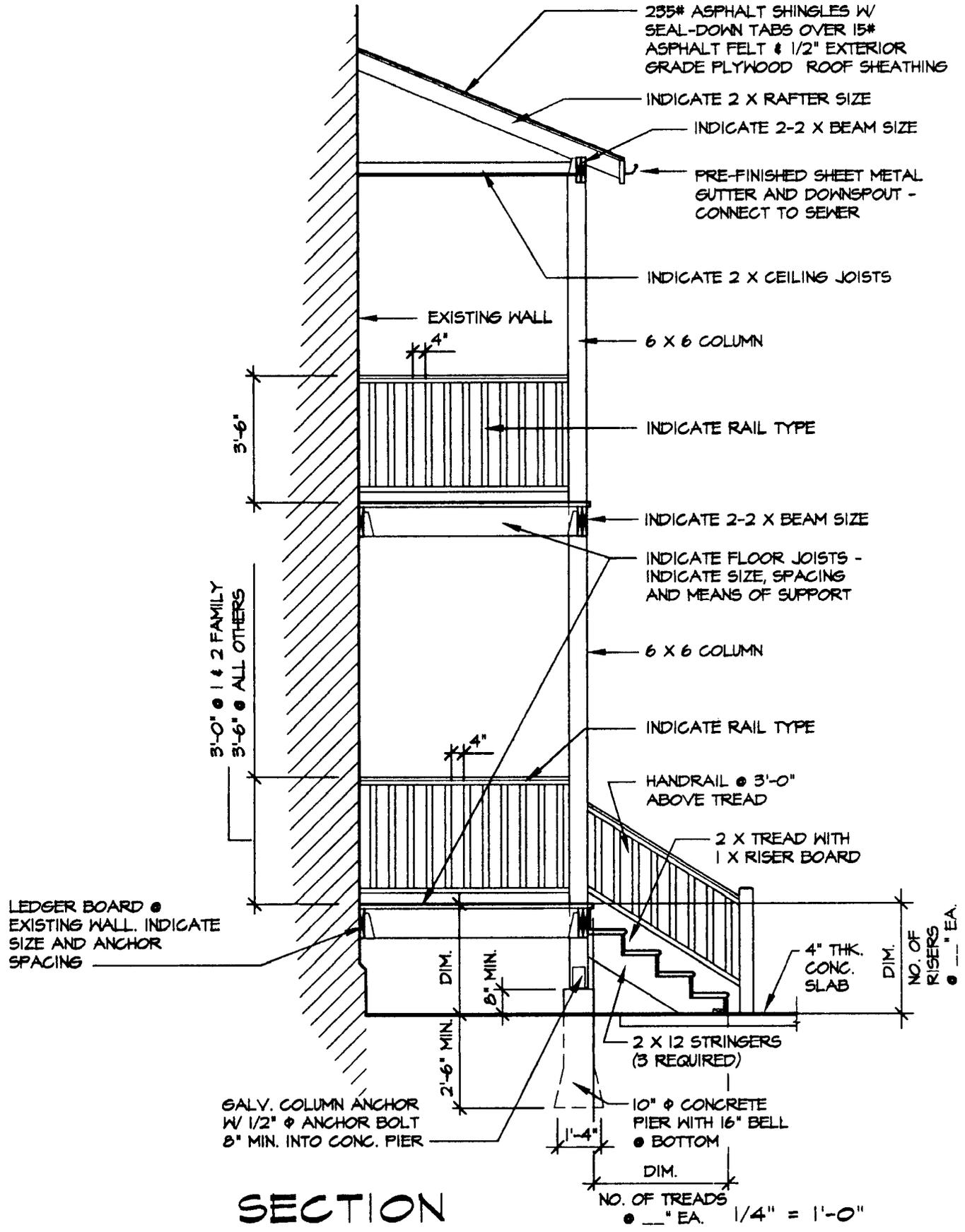
(INDICATE ORIENTATION)

PLAN

RPPLN

1/4" = 1'-0"



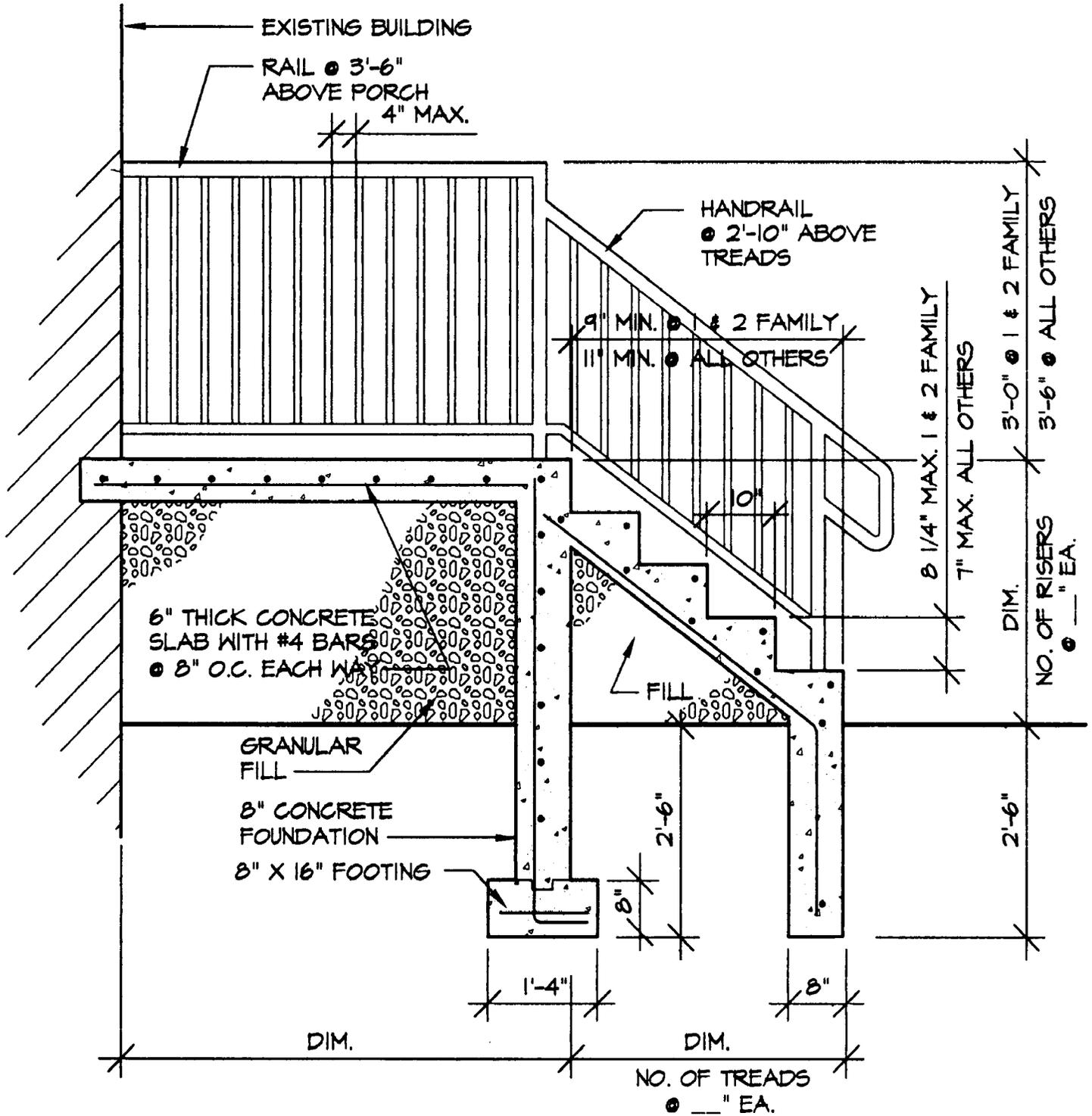


DKSEC2

RP-PG4

City of Saint Louis - Building Division <b>RESIDENTIAL PORCH</b> Guidelines and Standard Construction Details	Date: Jan., 2001
	Drawing No. 4 of 5

Rev.: July, 2001



# SAMPLE SECTION

DKSEC3

City of Saint Louis - Building Division  
**RESIDENTIAL PORCH**  
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