



**EZ PERMIT STANDARDS**  
**PORCH ENCLOSURES**  
 For Erection of Porch Enclosures for Detached Single  
 and Two-Family Dwellings and Townhouses  
 Revised 6/23 (IRC-2018)

**EZ Permit Standards: Porch Enclosures**

Obtain permits for erection of porch enclosures for detached single and two-family dwellings and townhouses without submitting plans by meeting the Conditions and Design Limitations below. (Deviations will require submission of plans to the Department with your permit applications.)

**Special Flood Hazard Area:** If subject property is located within a Special Flood Hazard Area (Floodplain), additional documentation may be required.

**Conditions**

- EZ permit process **shall not** be applicable to buildings listed as historic as established by the Philadelphia Historical Commission.
- EZ permit process **shall not** be applicable to porch enclosures located less than five (5) ft from the property line.
- EZ permit process **shall not** be applicable to Exterior Insulation and Finish Systems (EIFS) applications.
- All façade alterations located in the following areas must be approved by the Philadelphia City Planning Commission:
  - Chestnut & Walnut St area (*btw Front St & the Schuylkill River*)
  - South Broad St area (*btw South Penn Sq & Washington Ave*)
  - East Market St area (*btw Front St & 5th St*) [Title 14-502(2)(b)(.15)(a)]
  - Society Hill area, Northeast [Title 14-502(2)(b)(.32)(.a)]
  - West Chestnut St Area [Title 14-502(2)(b)(.33)]
  - Ridge Ave Area (*btw Hermitage St & Monastery Ave*) [Title 14-503(6)(a)]
  - Germantown Ave Area (Mount Airy Sub-Area) [Title 14-503(3)(a)(.2)]
  - Historic District Designation [Title 14-504(4)(b)]
  - Queens Village Conservation Overlay [Title 14-504(5)(a)]
  - Overbrook Farms Conservation Overlay [Title 14-504(6)(a)]
  - Central Roxborough Conservation Overlay [Title 14-504(7)(b)]
  - Ridge Park Roxborough Conservation Overlay [Title 14-504(8)(a)]
  - Powelton Village Conservation Overlay [Title 14-504(9)(a)]
  - Wissahickon Conservation Overlay [Title 14-504(10)(b)]
  - Strawberry Mansion Village Conservation Overlay [Title 14-504(11)(b)]
- All exterior alterations abutting the following areas must be approved by the Philadelphia Art Commission:
  - Parkway Buffer Area [Title 14-502(2)(b)(.1)]
  - Independence Hall Area [Title 14-502(2)(b)(.11)]

**Construction Requirements**

- No limits in opening area for enclosures located at 5 ft or greater from property lines.
- Enclosure shall be provided with a continuous water-resistant barrier consisting of a minimum of one layer of No. 15 asphalt felt complying with ASTM D 225 for Type 1 felt or other approved water-resistive barrier applied over sheathing, terminated at penetrations and building appendages.
- Enclosures shall be provided with a means of draining exterior water that enters the assembly.

AP# \_\_\_\_\_ Applicant's Signature \_\_\_\_\_