



EZ PERMIT STANDARD
PORCH ENCLOSURES

For Erection of Porch Enclosures for Detached One-
and Two-Family Dwellings and Townhouses

Revised 7/26 (IRC-2021 / Title 14)

EZ Permit Standard: Porch Enclosures

Obtain permits for erection of porch enclosures for detached one- 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 without prior approval, contact the staff at preservation@phila.gov in the planning stages of your project.
- 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 feet or greater from property lines.
- Enclosure shall be provided with one layer of a continuous water-resistive barrier applied over sheathing, continuous to the top of walls and terminated at penetrations and building appendages complying with one of the following:
 - No. 15 asphalt felt complying with ASTM D226 for Type 1
 - ASTM E2556, Type 1 or 2
- Water-resistive barrier shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches, and where joints occur, shall be lapped not less than 6 inches.
- Enclosures shall be provided with a means of draining exterior water that enters the assembly.

AP# _____ Applicant's Signature _____