



## POLE BARN CONSTRUCTION GUIDE

### How to Use this Guide

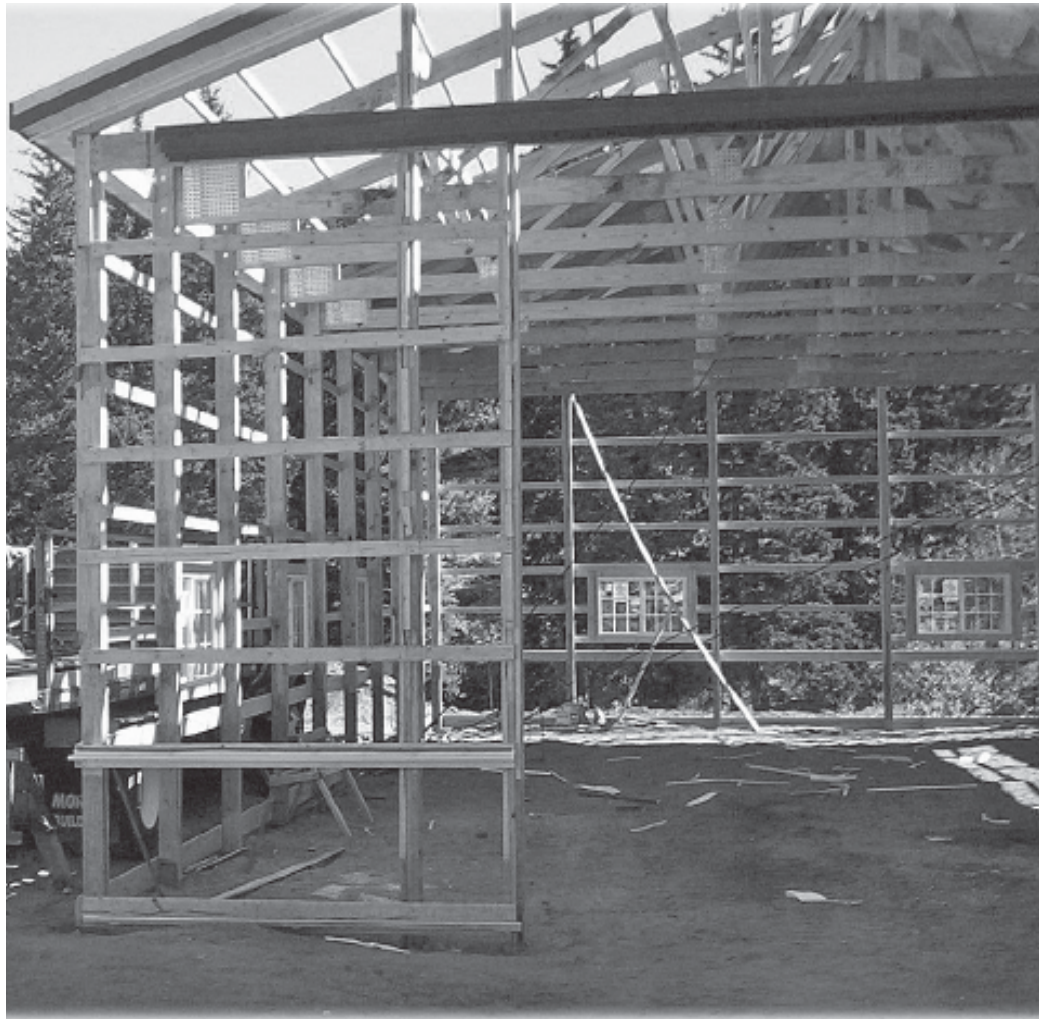
Provide two sets of plans and complete the following:

- 1. Complete this Building Guide** by filling in the blanks on all pages, and indicating which construction details will be used.
- 2. Provide 2 Plot Plans** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines drawn to scale.
- 3. Fill Out a Building Permit Application.**

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

**4. Use the Drawing Grid** to provide a sketch of the plan layout. Expedite the process by helping the Building Codes Division fully understand your plan.

**5. Fill Out and Sign the Simple Submittal Compliance Form** (final page) to provide a sketch of the plan layout. Expedite the process by helping the Building Codes Division fully understand



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### **For Your Information:**

A pole barn is a simple, affordable, and useful form of construction, common in our area used for varying purposes. *So why did the Community Development Department have a prototypical, scalable plan for a pole barn designed and turned into a pamphlet that can be used as a submittal for permitting?*

**This pamphlet, compiled of diagrams, check boxes, and grid layouts, attempts to provide the public with an easy-to-use, effective method of obtaining a building permit for their accessory-structure projects. Please feel free to offer any suggestions or advice to on how to improve the pamphlet to an Oconee County Community Development staff member.**

### **There are two types of design requirements contained in the International Building Code (IBC) and International Residential Code (IRC):**

**Prescriptive** is the method which explains exactly how to build a structure with span tables and charts that demonstrate the requirements for footings, walls, floors, etc. This method describes what you have to do to build a building and how and what the inspector will be looking to inspect.

**Performance** is the method, which details how a building is to perform in all types of conditions and uses. It moves the building into the professional design category, using design professionals like architects and engineers. In this method, the plans stamped by the architects and engineers tell the inspectors what to inspect.

Each method is present in both the IBC and IRC, with the Prescriptive being used mostly in the IRC and the Performance being used in the IBC. Pole barns are not covered in the Prescriptive requirements of either building code. Because of this, they are considered building performance design projects. Within the confines of the pamphlet, all of the engineering for this project has been contemplated, and the inspector knows how and what to inspect. This is a conservative design. If you want to build the pole barn differently or if the scope of your project is outside the scope of the Pole Barn Construction Guide, you will need to seek out the services of a design professional (engineer).

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### Plan Requirements

Provide all of the details listed below on your plans. Two complete sets of plans and two site plans must be submitted at the time of application.

### Floor Plan

1. Provide plan view of pole location, spacing, and dimensions of the building.
2. Framing plan should show direction, size, and spacing of roof system, purlins, girts, beams and header sizes.
3. Indicate the locations of all window and door openings.
4. Indicate the locations of the poles, and provide dimensions between the poles.
5. Maximum width is 32', max length 40', maintaining at least a 5:3 length to width ratio.

### Section Elevation

1. Include front, rear and both side views drawn to scale (identify scale).
2. Finished grade line at building.
3. Label the depths to the bottom of the poles. Note that piers must be at least 48 inches in depth, or the plan must be engineered.
4. Label the pole size and type of material. Wood poles embedded in earth must be treated wood, labeled for ground contact.
5. Label the sidewall girt size, type of material, and spacing. Note that the bottom girt must be treated wood if located within 6 inches of grade.
6. Label the beam size and type of material above the poles. Detail the method of fastening the beam to the poles.

7. Label the rafter size and spacing. If engineered trusses are to be used, you may indicate this instead.
8. Label the rafter tie (or ceiling joist) size and spacing. (Not required for engineered trusses).
9. Label the roof purlin size and spacing, if applicable.
10. Label exterior wall finish material.
11. Label the roof covering material.

### Inspections Required

1. Plans and cards need to be on-site at the time of all inspections.
2. Setback and Hole Inspection: After holes are dug but before concrete pads are poured.
3. Framing Inspection: Requested after building is up and before any insulation or interior covering is installed. NOTE: This may be the final inspection also if no further work is being done.
4. Final Inspection: Requested after all work is completed, such as insulation, concrete slab, electrical, plumbing, heating, and/or sheetrock.
5. Additional inspections may be required by local jurisdictions.

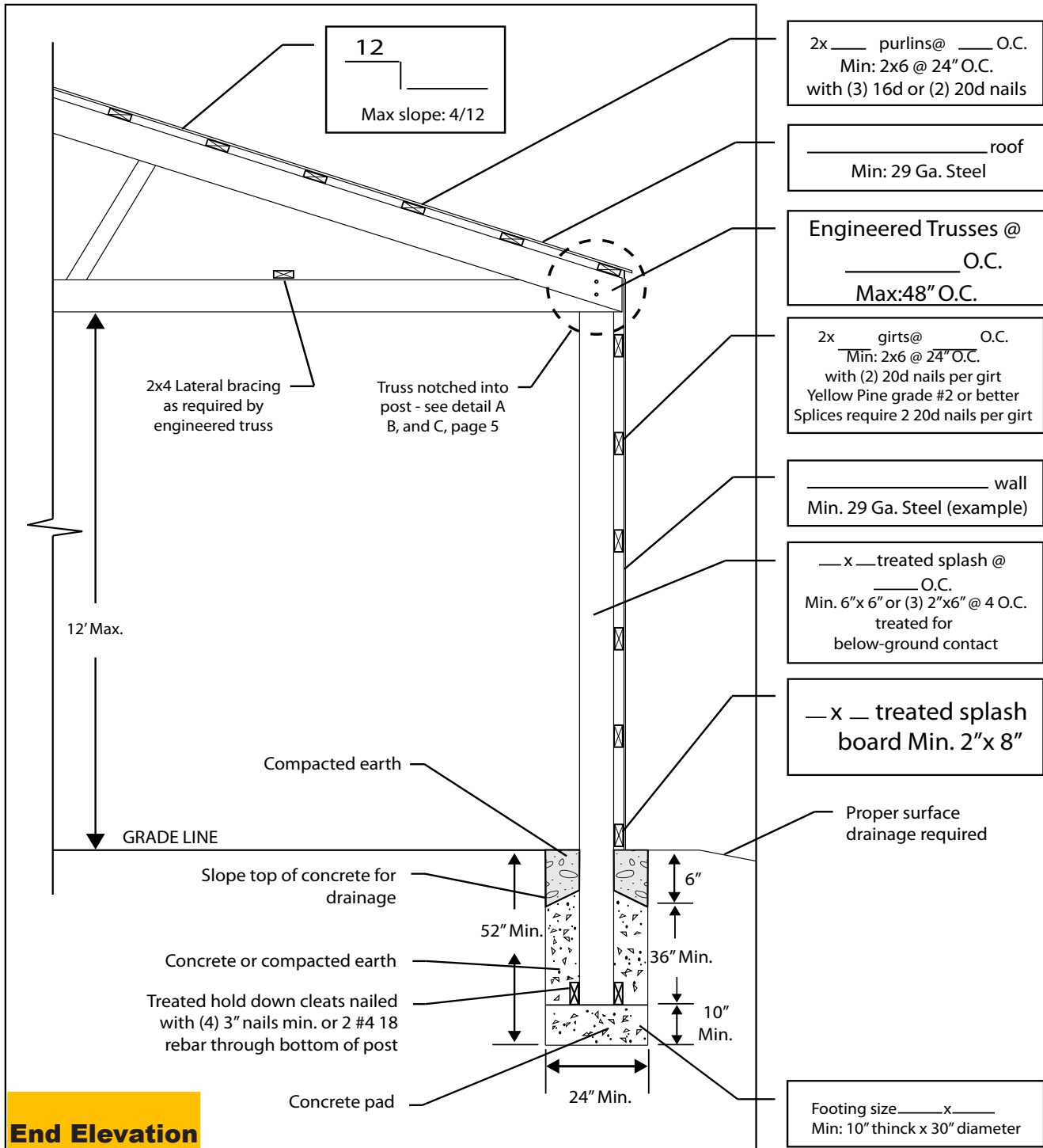
Where allowed by the Jurisdiction, this pole barn guide may be used without the need of additional engineering, where all of the following comply:

- The barn must be no larger than 40'L x 32'W with side walls no taller than 12'H
- Rectangular shaped barns must maintain a minimum 5:3 ratio
- The Jurisdictional requirements and barn location do not exceed the Pole Barn Guide's 30 PSF (snow) live load or 90 MPH wind load design parameters

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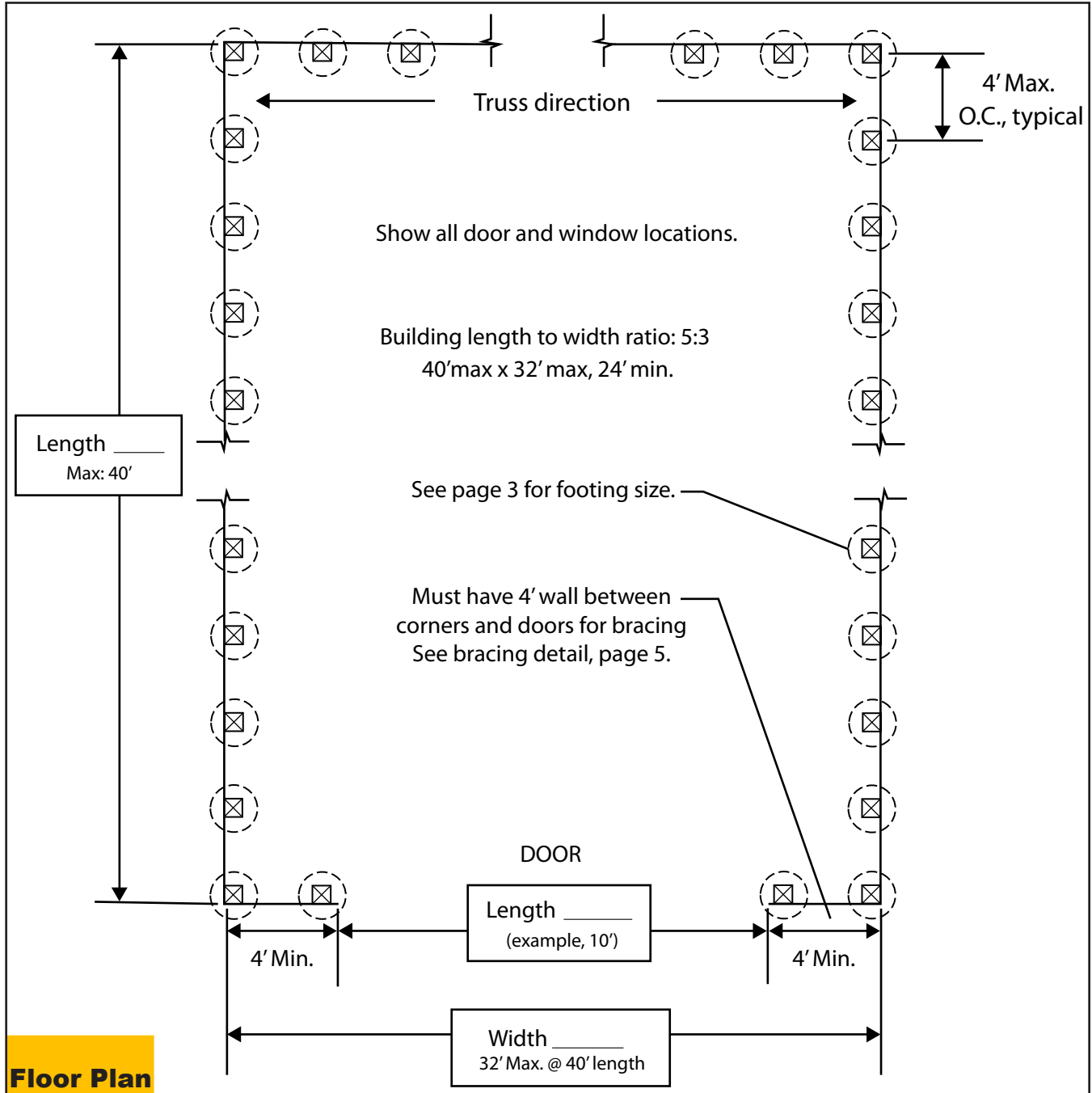




# O CONEE COUNTY COMMUNITY DEVELOPMENT

Planning & Zoning | Permitting | Codes | Addressing

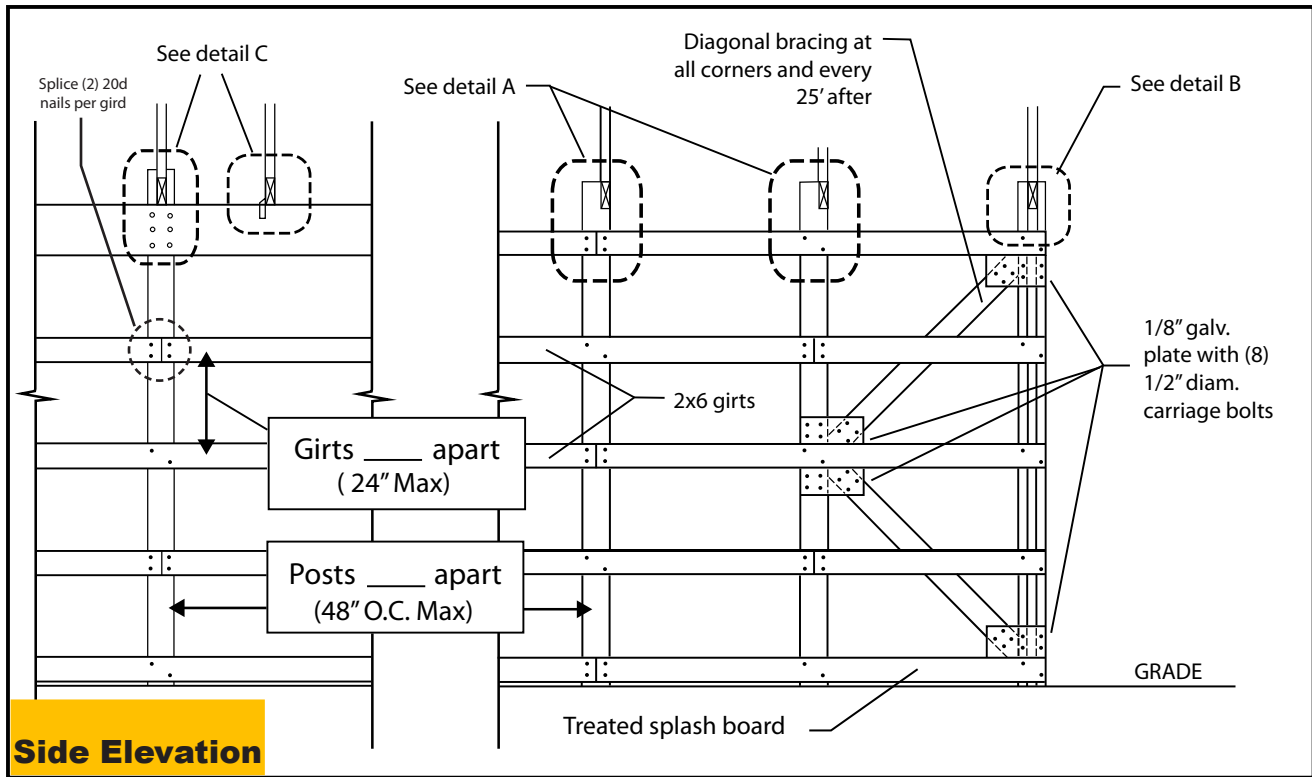
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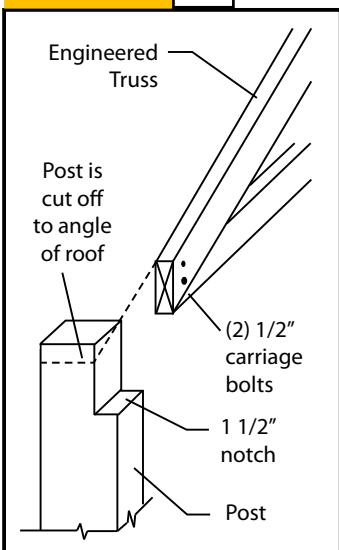


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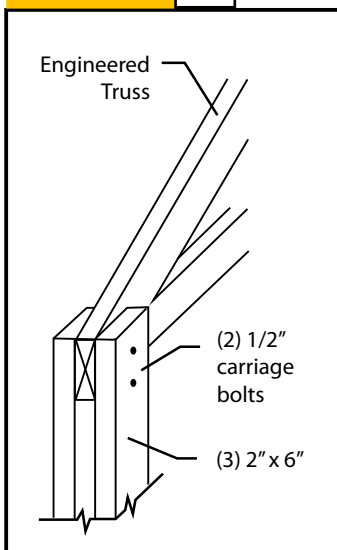


### Check one:

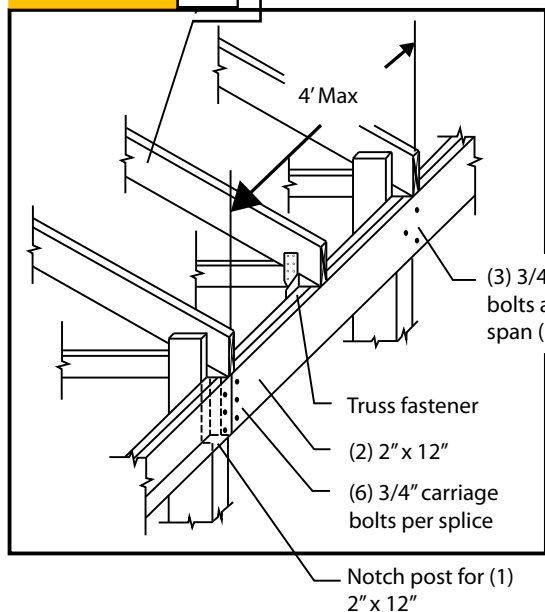
#### Detail A



#### Detail B



#### Detail C

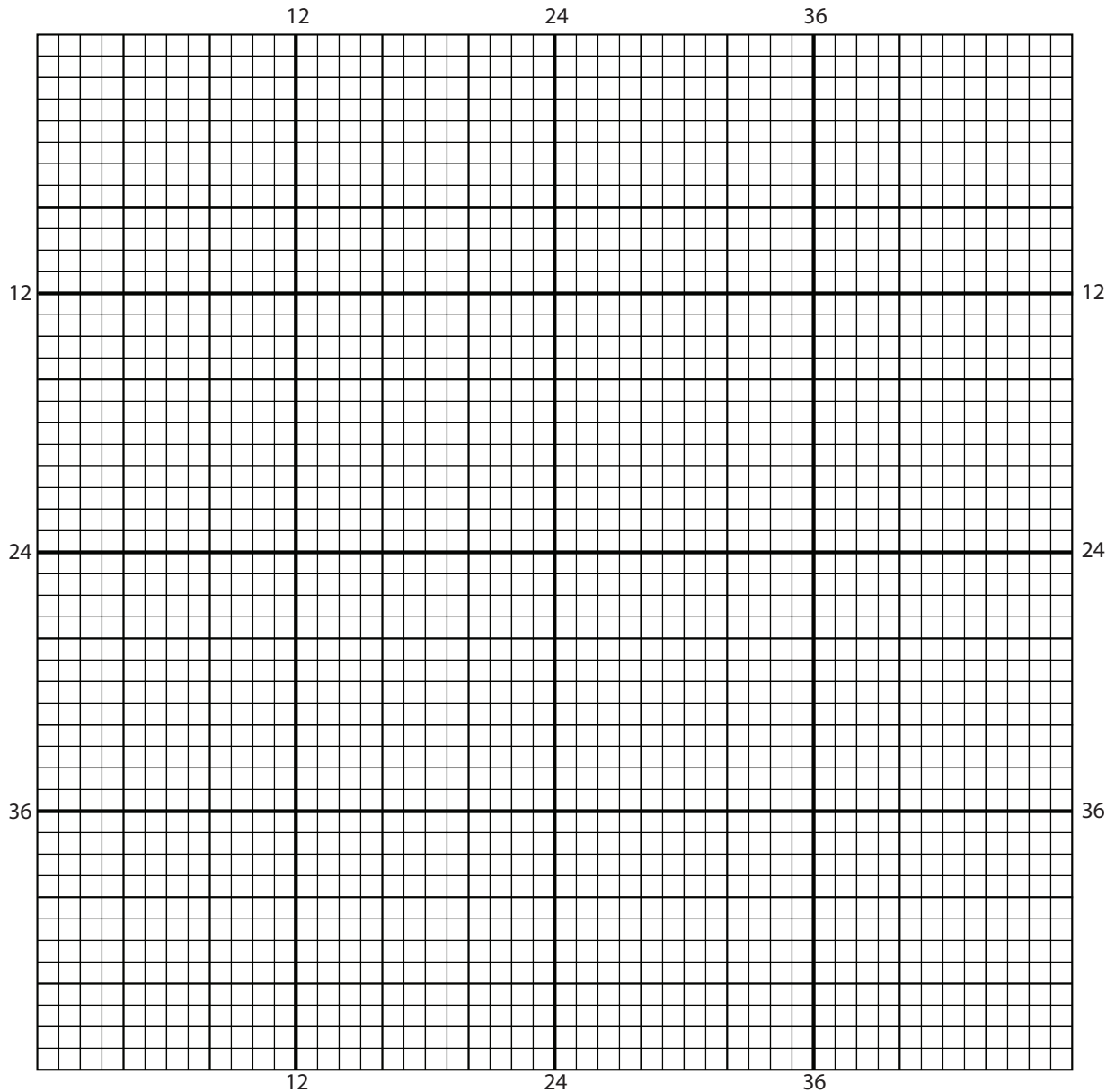


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### Drawing Grid for Site Plan (1 square = 1') (Or you may use a survey or other related documents)

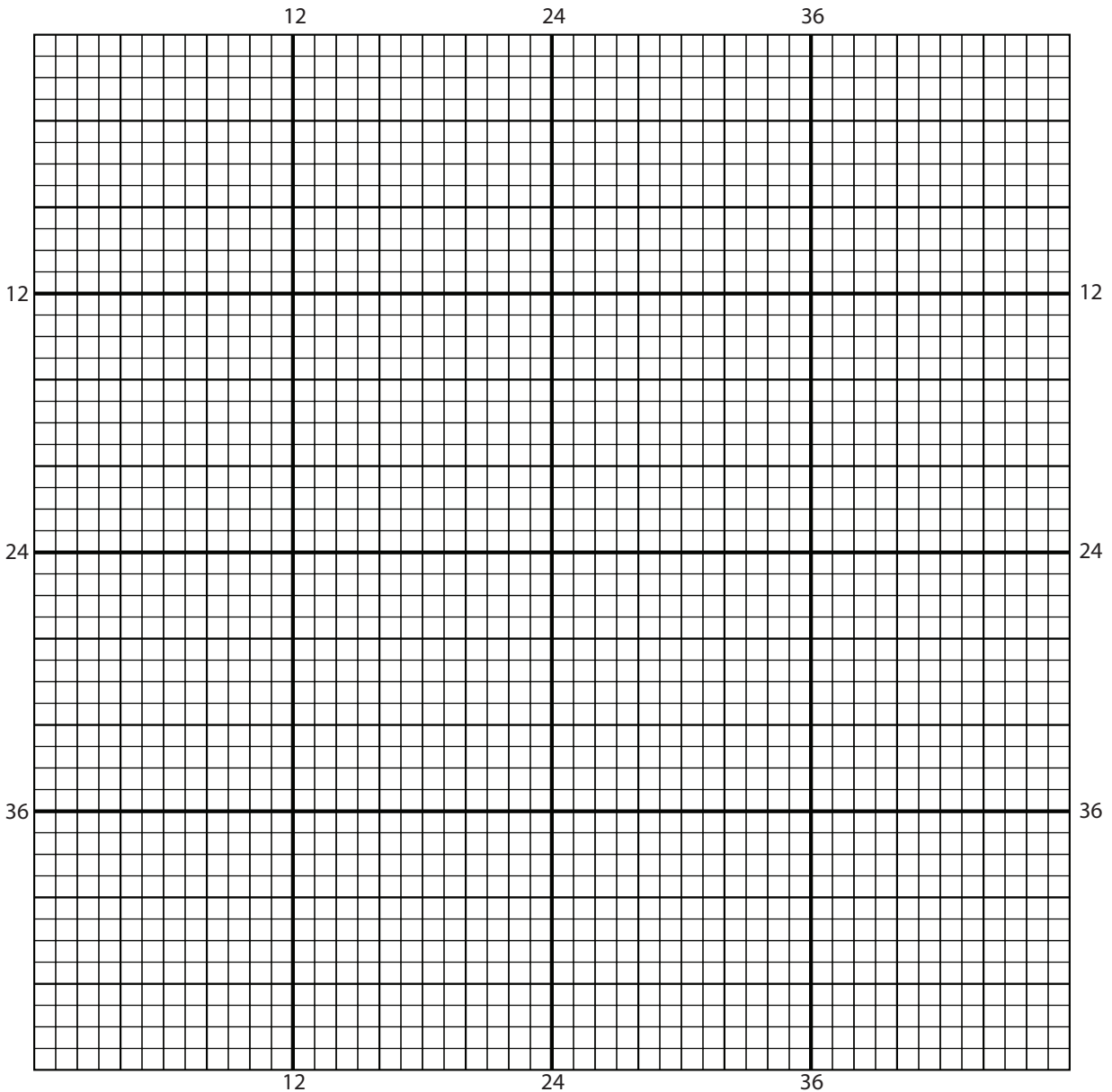


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## POLE BARN CONSTRUCTION GUIDE

### Drawing Grid for Floor Plan (1 square = 1') (Or you may use other related documents)



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### Basic Submittal Registration

Address: \_\_\_\_\_ Tax Map Sequence Number: \_\_\_\_\_ - - -

#### Additional Details/Comments:

**BY SIGNING BELOW, YOU AGREE THAT YOU WILL BUILD BY THE SPECIFICATIONS OF THIS PAMPHLET:**

Contractor  or Owner/Builder  Name (Print): \_\_\_\_\_

Date: MM / DD / YYYY Signature: \_\_\_\_\_

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