

Hansen Pole Buildings Planning Guide

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While we strive to earn your business, whether you purchase from us or not, we would hope you would utilize this guide to prevent yourself from making costly errors, in any case.

A. Contact your Building Department.

You will need to provide:

1. _____ Your property's legal description and/or tax parcel number, which is:
2. _____ Your elevation above sea level is _____ feet.

They should provide you with answers to all of the following :

1. _____ Building Code Used:
 _____ International Residential Code (IRC)
 _____ International Building Code (IBC)
 Code Edition **2000 2003 2006** (circle one)
2. _____ Your required setbacks are:
 - Street _____ feet
 - Side yard _____ feet
 - Rear _____ feet
 - From existing structures _____ feet
 - From septic tanks/drainfields _____ feet
3. _____ Design GROUND snow load _____ psf
 _____ In snow country only – snow exposure factor (Ce) _____
4. _____ Flat Roof Snow Load _____ psf (if not calculated from GROUND snow)
5. _____ Design **3-Second Gust** Wind Speed _____ mph (minimum is 85).
6. _____ Wind Exposure **B C D** (circle one)
7. _____ Are "Wind Rated" overhead doors required?
8. _____ Allowable Soil Bearing Capacity: **1000 or 1500 or 2000 or 4000**
9. _____ Is an engineered soils test required?
 If yes, this is something you will need to have done by a local soil's engineer.
10. _____ Seismic Category : **IRC/IBC A B C D-1 D-2** (circle one)

11. _____ Are wet-stamped engineer signed structural plans required? Or, do only the roof truss drawings need to be sealed?
 _____ Complete calculations required with plans?
 _____ Exterior finished (showing roofing & siding) elevation drawings required?
 _____ Will more than two sets of plans need to be submitted?
12. _____ Verify your occupancy category.
 Most buildings which are not frequently occupied by the public (not a home, business or municipal building) represent a low hazard to human life in the event of a failure and are ASCE Category I.
13. _____ In snow country - Frost Depth _____ inches.
14. _____ Any unusual code interpretations, amendments or prescriptive requirements for non-engineered buildings which could effect this building? (If YES, get a copy)

B. Determine the minimum size of your building.

1. _____ Width (span of the trusses): _____ feet wide.
2. _____ Length: _____ feet long.
3. _____ Height: _____ feet: **Eave** (height from ground to roof steel)
 or **Interior Clearance** (circle one)

C. Select your building's features.

1. _____ Roof Pitch: _____
2. _____ Roof Style:
 _____ Gable (straight roof line – peaked at each end. Most cost effective)
 _____ Monitor (gabled roof, with “wings” on each side – where the wings Attach to the “raised center” gable at a lower height)
 _____ Gambrel (“old” barn style, with 4 roof planes – the “side” roofs being Steeply sloped)
 _____ Single slope (roof slopes in one direction only)
 _____ Hipped roof (roof slopes towards all four sides)
3. _____ Clearspan or Interior columns? If interior columns, where?
4. _____ Attached shed roofs: **yes no** How many? _____ How wide? _____
5. _____ Carports (these are roof only extensions of the main roofline) **yes no**
 One end or each end? _____ How wide? _____
6. _____ Reflective building insulation (minimizes/eliminates condensation)

- ✓ _____ Roof (ALWAYS recommended)
 ✓ _____ Walls

7. _____ Open Bays: **yes no**

8. _____ Roof Steel Color _____

9. _____ Wall Steel Color _____

10. _____ Trim Steel Colors: one, two or three colors are usual

11. _____ Steel Entry Doors (with painted steel jambs)

- _____ 3' wide entry doors: How many? _____
 _____ 4' wide entry doors: How many? _____
 _____ 6' wide double entry door: How many? _____
 _____ With windows? **yes no**
 _____ If yes, **plain glass or 9-Lite**
 _____ No pattern, raised panel or cross buck (select one)
 _____ Pre-painted White, Brown or Bronze (select one)

12. _____ Sliding Glass (Patio) Doors (with painted steel jambs)

- _____ 5' wide doors: How many? _____
 _____ 6' wide doors: How many? _____
 _____ 8' wide door: How many? _____
 _____ Color: **White** or **Almond** _____
 ✓ With grids: **yes no**

13. _____ Crossback Entry Doors

- _____ 3' wide crossback entry doors: How many? _____
 _____ 4' wide crossback entry doors: How many? _____
 _____ 6' wide crossback double entry door: How many? _____

14. _____ 4' Steel Dutch Doors (primarily used for horse stalls)

15. _____ 4' Steel Bale Doors (1/2 of a Dutch Door - primarily used for hay lofts)

16. _____ Sliding Doors:

What size(s) will you need? _____

17. _____ Steel Overhead Doors

- ✓ Color: **White Almond Sandtone Brown**
 ✓ Insulated: **yes no**
 (We suggest circling yes if you plan to heat your building.)
 ✓ Electric Door Openers: **yes no**
 ✓ Keyed through lock: **yes no**
 ✓ With windows: **yes no**

18. _____ Vinyl Windows
 ✓ Color: **White** or **Almond**
 ✓ Type of Windows:
 Fixed (no moving parts); Quantity _____
 Single Slider (bottom moves up and down or left to right); Quantity _____
 Double Hung (top and bottom move up and down); Quantity _____
 Casement (one or both sides roll outward); Quantity _____
 Awning (bottom edge rolls outward); Quantity _____
 ✓ With grids: **yes no**
 ✓ With vinyl shutters: **yes no**
19. _____ Eave Lights
 ✓ Height: **2'** or **3'**
 ✓ Sidewalls: **one** or **both**
 ✓ **Fiberglass** or **PolyCarbonate**
 ✓ Ridge: **yes no**
20. _____ 24" width Translucent Ridge Lights (can be used with vented ridge)
21. _____ Commercial Wall Framing: allows for future insulation.
yes no
22. _____ Ventilation: **yes no**
Note: This is required with a closed attic space.
23. _____ Vinyl Gable End Vents
 ✓ Rectangular: How many? _____
 ✓ Octagonal: How many? _____
24. _____ Vented Ridge: **yes no** (not available with single sloping roofs)
25. _____ Sidewall Eave Overhang Vents (requires closed overhangs): **yes no**
26. _____ Overhangs:
 ✓ Left side _____ Right Side _____ Size: _____ (12", 18" or 24")
 ✓ Front end _____ Rear End _____ Size: _____ (12", 18" or 24")
 ✓ **Closed Level Return** or **Open** (framing can be viewed from below)
27. _____ Second Floor: **yes no**
 Height to top of floor? _____ feet
 Stairs? **yes no** Width? (3' or 4')
 Usage? Residential (50 psf total load)
 Office (60 psf total load)
 Hay (135 psf total load)
28. _____ Wainscot: **yes no** If yes, color: _____

29. _____ Special Truss requirements: (check all that apply)
- ✓ _____ Loaded to support a future ceiling
 - ✓ _____ Provide ceiling joists for future drywall
 - ✓ _____ Scissors trusses (vaulted bottom ___/12 should be difference of 4 from exterior slope)
 - ✓ _____ Dual slope (one side of roof steeper than other side)
 - ✓ _____ Full hip (roof slopes in all directions)
 - ✓ _____ Concentrated Truss Loads (supports, big game, etc.)
 - ✓ _____ Useable Attic space
 - ✓ _____ Gambrel (like the old barn style)

D. Budget

| Jobs/Items | Allowances | Actual Costs |
|--|------------|--------------|
| Excavation | | \$ |
| Building Permits | | \$ |
| Pole Building Kit (if not a kit package) | | \$ |
| Pole Building Labor (if a kit package) | | \$ |
| Windows or Doors added to basic kit | | \$ |
| Post Hole Pre-Mix Concrete (not bags) | | \$ |
| Gravel | | \$ |
| Pre-Mix Concrete for Slab | | \$ |
| Concrete finishing Labor | | \$ |
| Electrical | | \$ |
| Plumbing & Fixtures | | \$ |
| Insulation (above what came with kit) | | \$ |
| Drywall, Taping & Texturing | | \$ |
| Heating / Air Conditioning | | \$ |
| Floor Covering | | \$ |
| Equipment Rental | | \$ |
| Other: | | |
| | | |
| | | |
| Total Cost of Project: | | \$ |

E. Shopping for a Building Contractor

Before calling a potential contractor, please do the following:

1. _____ Verify the business is registered to do business in your state.
2. _____ Verify Contractor's registration (in states where required).

Before signing a contract with a contractor, please do the following:

3. _____ Have your builder FAX or mail you the following:
 - ✓ _____ Copy of his contractor's registration
 - ✓ _____ Certificate of liability insurance: certificate holder
 - ✓ _____ Copy of written warranty.
 - ✓ _____ Copy of three written references.
 - ✓ _____ Name and phone numbers for the following:
 - _____ Accountant _____
 - _____ Banker _____
 - _____ Lumber Supplier _____
 - _____ Roof Truss Supplier _____
 - _____ Insulation Supplier _____
 - _____ Steel Supplier _____

F. Features to Look for in Your New Building:

1. _____ Complete itemized material list and fully illustrated Construction Manual provided with purchase?
2. _____ Full size (24" x 36") blueprints which are specific to your building.
3. _____ Structural columns grade stamped and pressure treated to a minimum of 0.60 pounds per cubic foot (pcf) with ACQ or CCA; 0.31 pcf with CA-B.
4. _____ Skirt Boards: minimum 2x8, graded #2, or better and pressure treated to a minimum of 0.4 pcf with ACQ or CCA; 0.21 pcf with CA-B.
5. _____ Framing lumber dried to a maximum of 19% (no green lumber)

6. _____ Pre-fabricated engineered roof trusses (for clear spans)
7. _____ Interior double trusses nailed face-to-face
(not blocked between)
8. _____ Interior trusses notched into bearing columns
9. _____ Interior trusses bolted to columns
10. _____ 2x6 Minimum Wall Girts and Roof Purlins (8' and greater spans)
11. _____ Joist hung roof purlins (for added interior clearance)
12. _____ Reflective roof insulation
13. _____ All painted steel trim package to include:
 - ✓ _____ Base
 - ✓ _____ Eavelight flashing
 - ✓ _____ Top of sidewall (eave)
 - ✓ _____ Overhead door jamb
 - ✓ _____ Fascia and Varge (building with overhangs)
14. _____ Steel fastened with powder coated color matched 1-1/2" screws
15. _____ Insulated factory painted entry doors with painted steel jambs
16. _____ All steel frame sliding doors
17. _____ Closed cell foam ridge closures (UV resistant)
18. _____ ACQ barrier to isolate steel trim and siding from new generation treated lumber.

G. Order Your Building

1. _____ Make sure adequate access is available to the building site:
2. _____ Obtain a building permit if required.
3. _____ After the permit has been obtained:
 - ✓ _____ Notify your builder.
 - ✓ _____ Locate and mark all underground utilities *before* excavation.
 - ✓ _____ Have any needed site excavation completed.
 - ✓ _____ Provide sufficient electricity within 100 feet of job site.

Congratulations! If you've completed this form, you've already done the hardest part – the planning. And once the planning is done, you can rest assured you've done your homework in getting just exactly the “right” building for your needs.

Are there several “blanks” on your form? Call us at our toll-free number: **1-866-200-9657. We're always happy to answer any questions. Or use the Contact Page to send us an e-mail. Most questions will be answered within 48 hours. Best of success with your new building!**