PA MUNICIPAL CODE ALLIANCE, Inc.
A SAFEbuilt® COMPANY

Chambersburg Office: 1013 Wayne Ave. Chambersburg, PA 17201 **Phone:** 717 496-4996
Bedford Office: 125 S. Richard Street, Suite 102, Bedford, PA 15522 **Phone:** 814 310-2326
Somerset Office: 510 Georgian Place, Somerset, PA 15501 **Phone:** 814 444-6112
Adams Office: 1895B York Road, Gettysburg, PA 17325 **Phone:** 717 321-9046
Email: pmca@pacodealliance.com **Website:** https://pacodealliance.com/

Requirement checklist to obtain a building permit for a:

RESIDENTIAL POST FRAME CONSTRUCTION [POLE BUILDING]

- ☐ Completed two-page application (must be legible and signed) [2 COPIES]
- ☐ Land Use Permit (signed/approved by the Municipality) [2 COPIES]
- ☐ Site Plan (include all existing structures, proposed structure and their distances to all lot lines) [2 COPIES]
- ☐ Building Plans (floor plan, elevation, footer, foundation, framing, etc.) [2 SETS]
- ☐ Statement of Use for proposed building (in a separate document or on the application)
- ☐ Copy of Contractors Certificate of Insurance for Workers Compensation
  OR
  If doing the work yourself submit Workers Compensation Insurance Coverage Waiver *[refer to the attached document].*
- ☐ Driving directions from a known landmark or intersection

- ✓ After submitting all required documents your application will be reviewed.
- ✓ PMCA will contact you to let you know if your application has been approved or denied.
- ✓ When the project is approved you will be notified the Building Permit is ready. Prior to obtaining the building permit all charges, i.e. administrative, inspections fees must be paid.
- ✓ Be advised additional fees may be applied, throughout the project, for failed or missed inspections.

If more detailed guidance on Post Frame Buildings would be helpful refer to
DESIGN FOR CODE ACCEPTANCE – POST FRAME BUILDINGS (5 pages).
Please ask our staff or visit our website if additional information is needed.

Post Frame Construction [Pole Building]

Supplemental Informational Sheet

NOTE: This pole building supplement may be rejected and a full set of plans required at any time if the department deems it necessary to show compliance with building code.

Building Dimensions Width ____ ft. (36 ft. maximum) Length ____ ft. Eave height ____ ft. (14 ft. maximum) Bay size ____ ft. (12 ft. maximum) Total height ____ ft. (20 ft. maximum)	**Site Conditions** Wind speed 115 mph Snow load 35 psf or greater – location specific Soil pressure 2500 psf or greater – site specific **Building Materials** Manufactured trusses only

1. Using the charts below fill in the blanks on the worksheet:

_____Building width _____Building length _____Pole size _____Hole diameter _____Hole depth _____Bay width _____Purlin size _____Purlin spacing _____Girt size _____Girt spacing _____Type of girt _____Truss attachment to post _____Corbel attachment to post	**Required hole depth and diameter** Eave height / Hole depth / Hole diameter 0'-8' / 36" min. / 12" min. 8'-10' / 42" min. / 18" min. 10'-12' / 48" min. / 18" min. 12'-14' / 48" min. / 18" min. **Truss and corbel attachment** Eave height / Corbel to post / Truss to post 0'-8' / (6) 20d nails / 1/2" thru-bolt 8'-10' / 5/8" thru-bolt / 5/8" thru-bolt 10'-14' / 3/4" thru-bolt / 3/4" thru-bolt **Girt spacing, size and orientation** Bay width / Barn style / Flat style 0'-10' / 2 x 6 @ 20" o.c. / 2 x 6 @ 24" o.c. 10'-14' / 2 x 6 @ 16" o.c. / 2 x 6 @ 24" o.c.

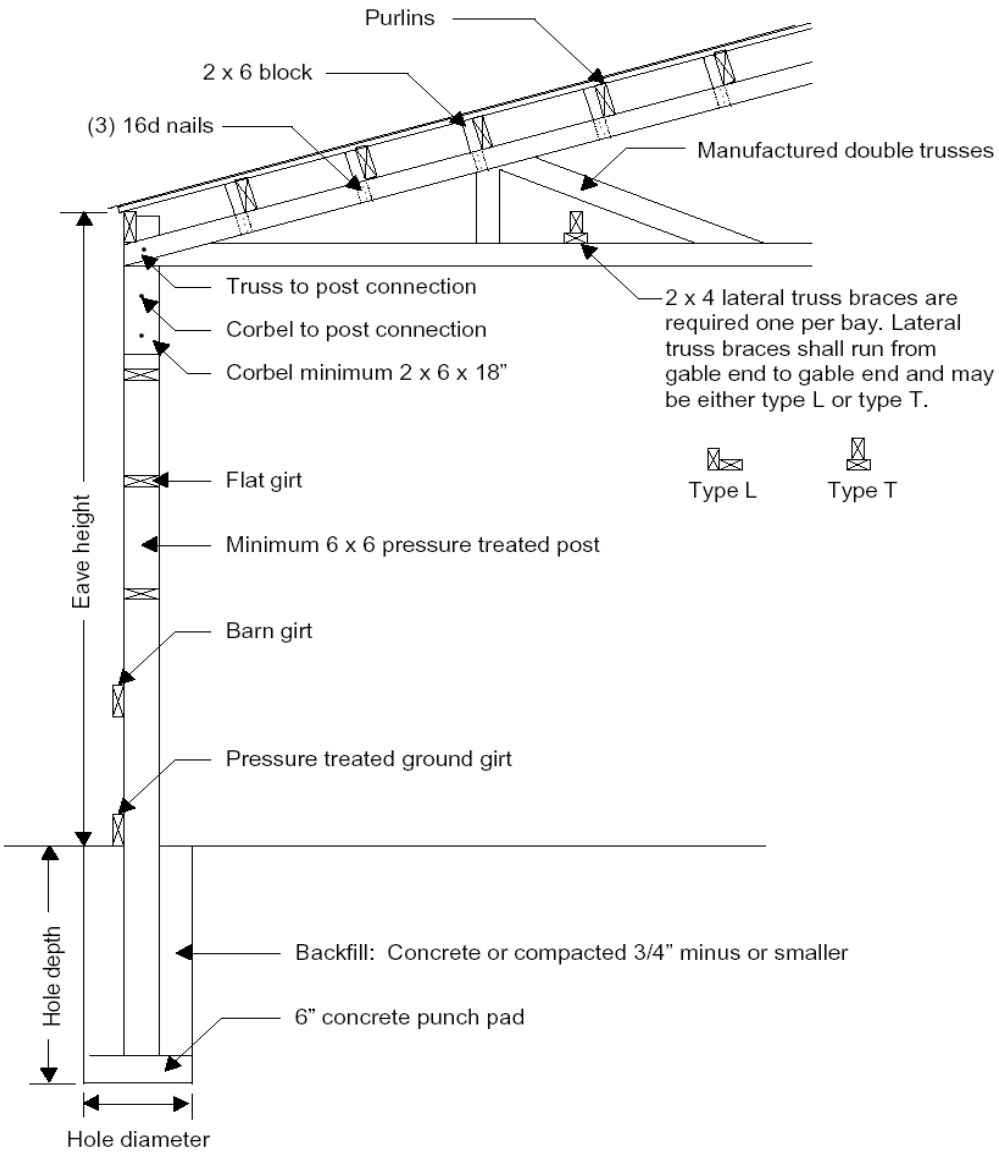
Purlin size and spacing: Minimum 2 x 6 @ 24" o.c.

General Notes

- Posts and ground girts must be pressure treated
- Posts must be a minimum size of 6 x 6
- Pole holes are required to have a 6" thick concrete punch pad in bottom
- Punch pad must be in bottom of hole at time of pole hole inspection
- Post backfill must be concrete or crushed rock (3/4 minus gravel or smaller)
- Roof trusses are required to be labeled by an approved third agency
- Truss engineering is required to be onsite at time of inspection

NOTE: This pole building supplement may be rejected and a full set of plans required at any time if the department deems it necessary to show compliance with building code.

POLE BUILDING TYPICAL CROSS-SECTION



Truss headers or carrier beams must be doubled and must meet the span and spacing requirements of the IBC. (ie: 2-2X12 span 12' with no stories above, 2-2x10 span 10' with no stories above, 2-2x8 span 8', etc. one story above divide span by 2 or 2-2x12 span 6', etc.).

Roof framing must be manufactured truss construction only. Trusses shall be designed by a professional engineer licensed in Pennsylvania to practice in the design of buildings.

Blocking, straps, approved framing anchors or mechanical fasteners shall be installed from the side of the roof framing member to the exterior posts or other supporting members. Tie straps shall be 1 1/8 –inch (28.6 mm) by 0.036-inch (0.91 mm) (No. 20 gage) sheet steel and shall be corrosion resistant.

Purlins shall be installed with the wide dimension perpendicular to the load that it supports. Purlins shall be supported on top of the trusses or shall be provided with approved hangers.

2x4 lateral truss braces are required at least one per bay. Lateral truss braces shall run from gable end to gable end and may be either L type or T type, attached to the bottom cord.

No single opening for doors, windows or other purposes that exceed 16 feet in width shall be placed in exterior walls.

Location on Site

A) Fire resistance ratings may apply to buildings based on distances from other structures and property lines.
B) Land Use Permits are required and shall comply with all local rules.

Footings

A) It shall be the responsibility of the person who prepares the plans to design the footings with respect to the bearing capacity of the soil.
B) Footings shall be a minimum of 36 inches below grade and bear on virgin soil.
C) Backfill around poles with soil compacted at 8-inch intervals.
D) Footing drains are required where the final grade is located above the finished floor. Drains must be a minimum of 4-inch approved pipe with washed gravel or crushed stone 2 inches below and 12 inches above. Location of
drain piping shall be below the finished floor plane and be terminated to an approved location.

Wind Cleats

A) Minimum (2) 2 X 6 pressure treated wind cleats shall be fastened to the bottom of each pole or an alternate method shall be subject to approval by the Building Official.

Baseboards

A) Baseboards shall be pressure treated tongue and groove lumber and installed from the top of the slab to not less than 8 inches above the slab or final grade - whichever is highest.
B) Finished grades shall be sloped away from baseboards.

Lumber

A) All wood in contact with ground or in proximity to ground according to the building code shall be natural decay resistant, insect resistant, and pressure treated per AWPA standards.
B) It shall be the responsibility of the person who prepares the plans to specify the species, grade and fiber stress of all lumber. General assumption shall be No. 2 or better (SYP).

Concrete Slabs

A) All topsoil shall be removed and replaced with an approved granular base and a minimum of 4 inches of 3500psi concrete.

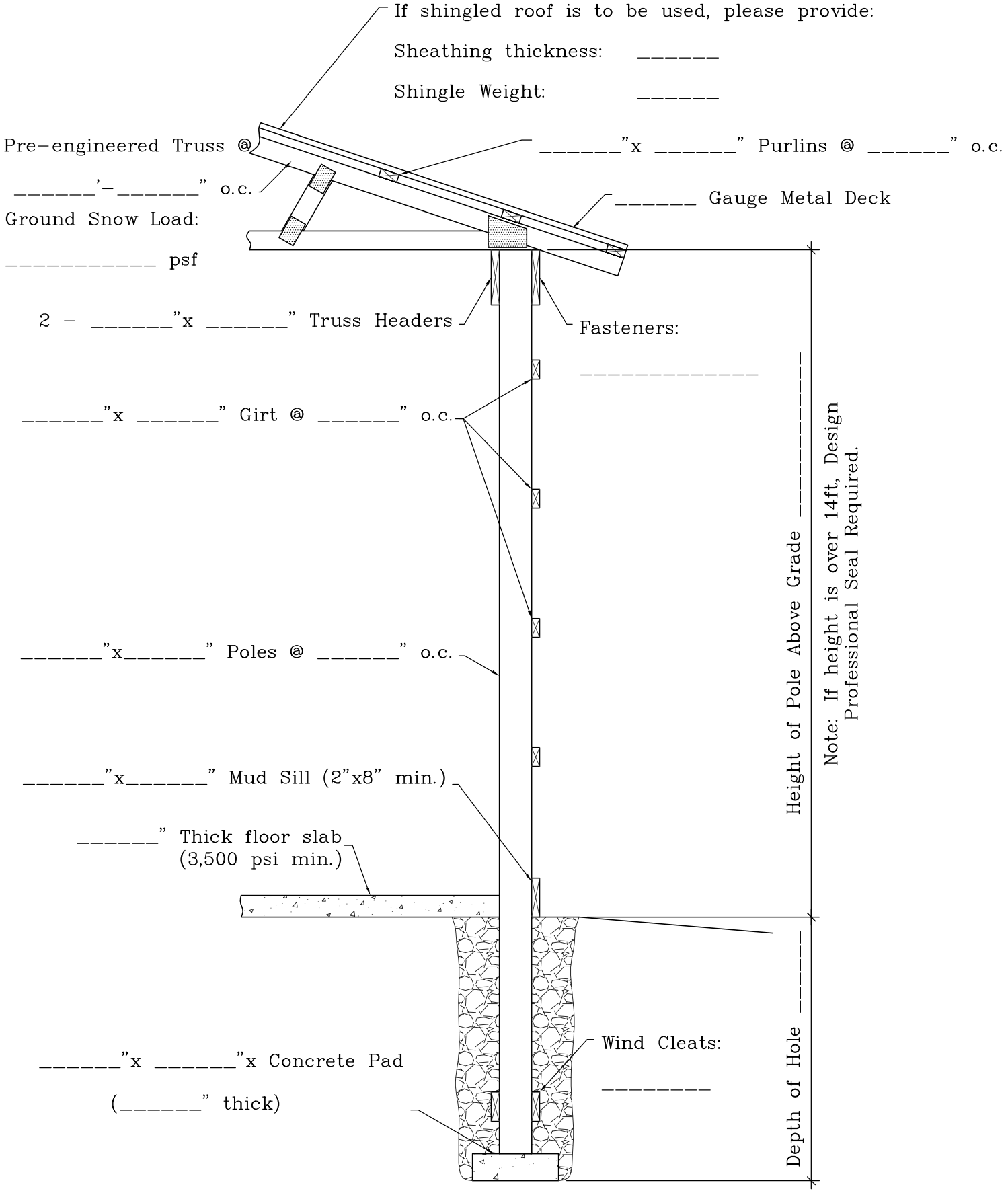
Poles

A) Minimum pole sizes shall be based on design loads with a maximum pole spacing of 8-feet on center.
B) Rectangular cross sectional poles shall have the longer dimension perpendicular to the exterior wall.

Truss Carrier Beams

A) Minimum truss carrier beam sizes shall be based on design loads. Continuous beams are assumed to support roof loads only and shall be nailed (min. 20d ring shank) or notched into poles or through bolted (min. ½" bolts) to poles. Jacks may be required for headers for certain door openings.
B) Alternative methods of connecting beams to poles shall be subject to approval by the Building Official.

This information is not meant to be a substitute for accepted engineering practice or contrary to the governing building codes. The Building Official may require plans be sealed by a Professional Engineer or Architect registered in Pennsylvania proving that the proposed building does not exceed allowable loads, stresses, fastener load capacities, deflections, foundation capabilities and soil bearing capacity. Trusses shall be designed by a Professional Engineer or Architect in accordance with accepted engineering practice. The snow load factor must meet or exceed a snow load of the area in which the structure is to be installed.



TYPICAL POLE BUILDING

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When applying for a Building Permit you need the following:

- Fill out the appropriate application answering all questions applicable to your job. Application must be legible and signed. (2 copies)
    - If a portion of the application is not applicable to your project put a N/A on the line.
- A copy of the signed Land Use Permit from the Municipality (Borough or Township) (2 copies)
- A Site Plan showing the location of the existing improvements/structures on your property and approx. distances to all property lines, well, septic system, driveway, etc. Also show the location of the proposed construction. (2 copies)
- Drawings showing details of the construction you want to do. (2 copies)
- Copy of Contractors Certificate of Insurance for Workers Compensation **OR** if doing the work yourself submit Workers Compensation Insurance Coverage Waiver *[refer to the attached document].*

After Building Permit Application is submitted:

- After submitting all required documents your application and drawings will be reviewed.
- PMCA will contact you with an approval or denial.
- If approved, your permit will be issued. The inspection & administrative fees are due when you pick up the permit. You will also obtain a copy of your original application and stamped set of plans.

After Building Permit is issued:

- The Building Permit placard and Municipal Placard are to be visible on site at all times during theconstruction process.
- To schedule an inspection call the office where your permit application was submitted or visit our website to schedule online. Be prepared to have your Permit Number, address and type of inspection you are requesting.
    - If you request an inspection BEFORE 3 pm, every effort is made to schedule the inspection for the next business day.
- The copy of your application and approved plans are to remain on site when the building inspectors come for inspections. Be advised: we cannot inspect if these are not on site and you may incur additional costs due to extra trip(s) by the inspector.

✓ Checklist for the Site Plan to be provided with the Permit Application

1. **Site plans are essential and must be clearly legible and reproducible regardless of the reason for requesting the permit**.
2. Use an 8 ½" X 11" sheet of paper at minimum.
3. After locating all the structures on your property show distances in feet to the lot lines and between the structures.

Provide dimensions of the property getting the proposed improvement

- Drawing of approx. property layout (Can use hand drawing, photocopy of survey, etc.)
- Acreage (Refer to deed or survey drawing)
- Approx. boundary dimensions (Can be from the deed, field measurement, or a survey drawing)
- Parcel Number (Not mandatory – obtained from deed or property tax notice)

Existing Buildings / Structures <u>with</u> Corresponding Dimensions

- Houses
- Sheds
- Barns
- Swimming Pools
- Deck / Patios
- Other buildings or structures on the property
- Location of on lot well and septic IF applicable

Proposed Improvement(s)

- Proposed Structure Dimensions (House, Shed, Barn, Addition, Deck, etc.)
- Location of Proposed Driveway and Sidewalk

SAMPLE SITE PLAN