

## TOWN OF PORTER, New York

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## Post Frame / Pole Barn Construction Guide



## Introduction

Throughout U.S. history, Post Frame construction concepts and design have been used as the model for constructing rural buildings, which is also known as Pole Barns. Since the turn of the century, the simplicity and durability of post frame design have made it ideal for demanding applications such as dairy barns, riding arenas, animal housing and other rural buildings.

Post Frame buildings are known for their reliable performance and ability to withstand severe weather conditions, when built properly. Engineering have capitalized on these advantages by using modern technology to update the designs, which has extended the use of post frame construction to commercial and residential buildings. Common applications include auto dealerships and repair shops, retail stores, office buildings and places of worship. Another good use of Post frame construction continues to be agricultural building designs, which include hog and chicken housing, dairy barns, and equestrian facilities. Because posts can be spaced more than four feet apart, the wide openings allow for the easy creation of stalls, wash racks or holding areas. Other facilities such as furniture stores and auto dealerships also benefit from wider openings. Facilities like these can use wide openings for showrooms and large open glass displays.

The design concept of post frame construction is simple and offer flexibility, which makes it popular among architects, engineers and building designers. Post Frame construction is also economical, easy to construct, code compliant and they offer excellent high wind and seismic loading conditions. (APA – The Engineered Wood Association, Post Frame Construction Guide)

*Note: Any Building intended to be heated and or cooled by mechanical means is required to satisfy the NYS Energy code requirements. All commercial uses will require a set of construction documents stamped/certified by a licensed professional. This design guide is valid for unheated/uncooled storage structures.*

## How to use this construction guide

To help applicants, our department has developed this construction guide with the cooperation of the International Code Council and APA – The Engineered Wood Association to make the proposed design and construction of a post frame type (a.k.a., pole barn) easy and understandable. We ask that you simply fill in the blanks on all pages and indicate which construction detail will be utilized. Once completed, please attach all pages to your application for a Building Permit. **Note – the Code Enforcement Officer reserves the right to request stamped/certified (by a licensed engineer or architect) documents for any project, if he/she feels it is required to satisfy the building code and or the Town laws.**

## Agricultural Buildings exempt from Building Code

The requirement of Article 18 of the Executive Law of the State of New York, specifically section 381(1) that is entitled "Administration and Enforcement of New York State Uniform Fire Prevention and Building Code states the following:

*Nothing in the rules shall require or be construed to require regular, periodic inspection of (A) owner-occupied one and two family dwelling, or (B) **agricultural buildings used directly and solely for agricultural purpose**, provided, however that this shall not be a limitation on inspections conducted at the invitation of the owner or where conditions on the premises threaten or present a hazard to public health, safety, or welfare.*

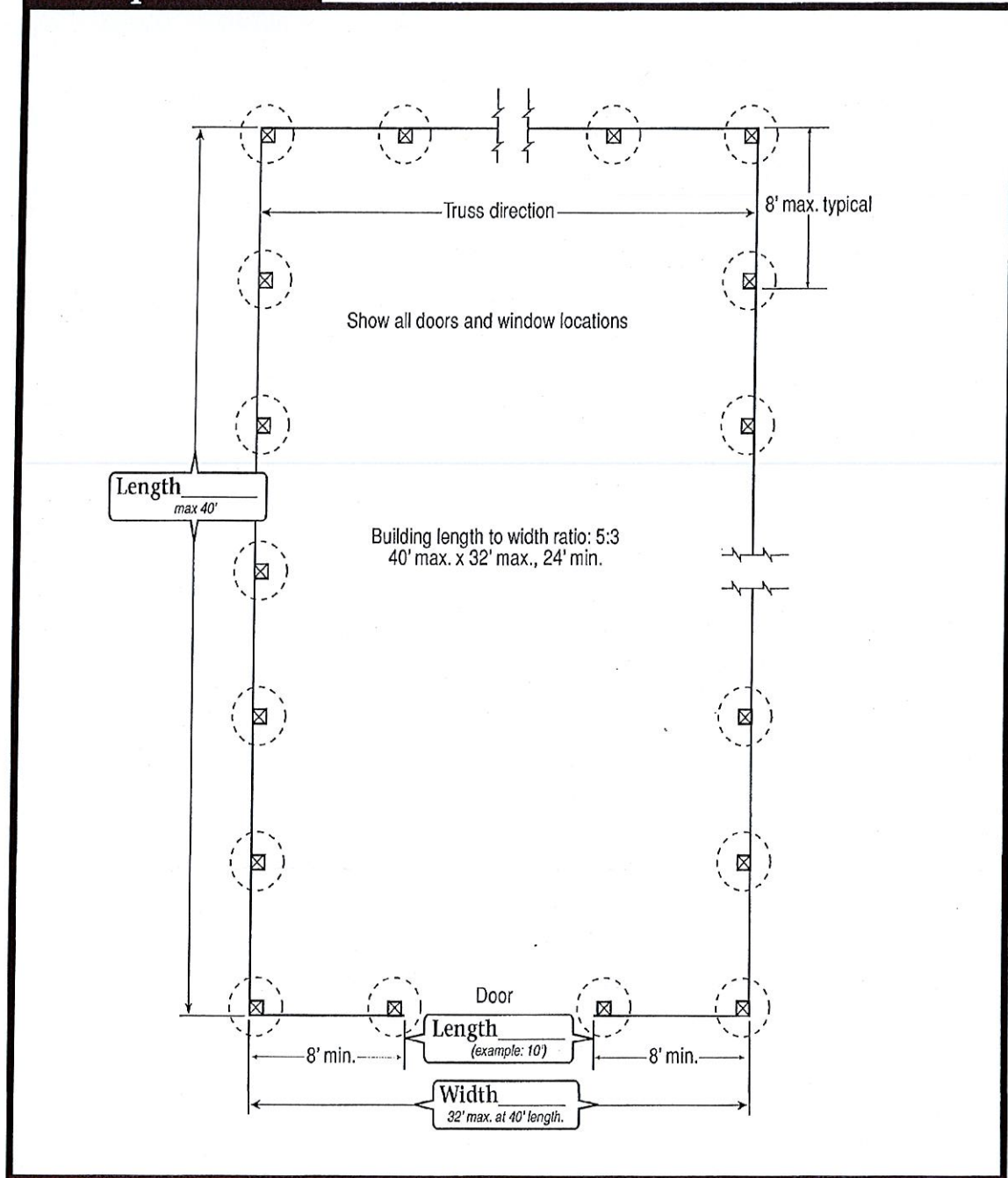
With this in mind, post frame construction (a.k.a. pole barns) used to build agricultural buildings are exempt from the Building Code and its inherent inspections, **However Town of Porter Zoning regulations require: section 200-101; subsection B, "Requirement. A Building Permit is required before the construction, alteration, or restoration of any building or structure may begin."** It is not deemed unreasonably restrictive for agricultural buildings/structures to get a building permit for Zoning. Our department advises any person proposing to perform post frame construction to utilize this guide in order to build a safe and code compliant structure. Lastly the exemption from the building code does not grant an agricultural building the right to violate the Zoning Law of the Town of Porter. Please contact the Code Enforcement Officer to ascertain the applicable zoning regulations and obtain a certificate of compliance at the completion of the structure (zoning compliance).

Note: If any electrical work is installed in any Building (including agricultural), we respectfully ask that you have such work inspected by an independent electrical inspection agency. Such inspection will ensure that your electrical work was installed in compliance with the National Electrical Code (NEC) that will provide you a sense of surety that your building is safe not only for you, your family, crops and livestock but also for emergency response agencies. Simply stated, it is a document that will provide you a record of compliance with the NEC that could be highly beneficial during litigation of worst case scenarios, such as but not limited to a fire, but also might be mandated by your insurance provider. With this in mind, a list of independent electrical inspection agencies is available at the Town Hall and on our town web site ([www.townofporter.net](http://www.townofporter.net)), in our Forms and Document area (Building Department).

TYPICAL DRAWINGS REQUIRED FOR A PERMIT:

## Pole Barn Construction

### Floor plan

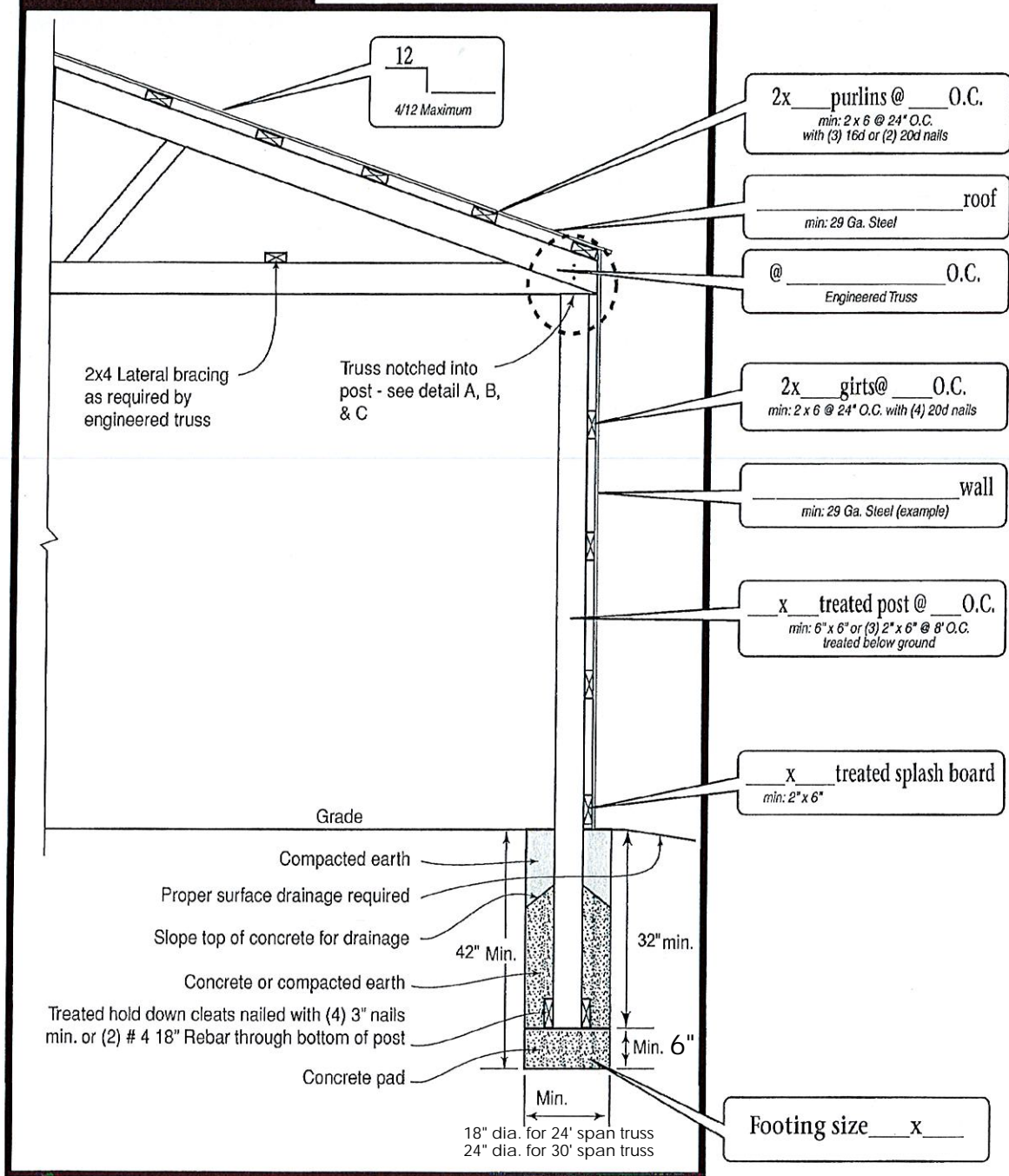




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## Pole Barn Construction

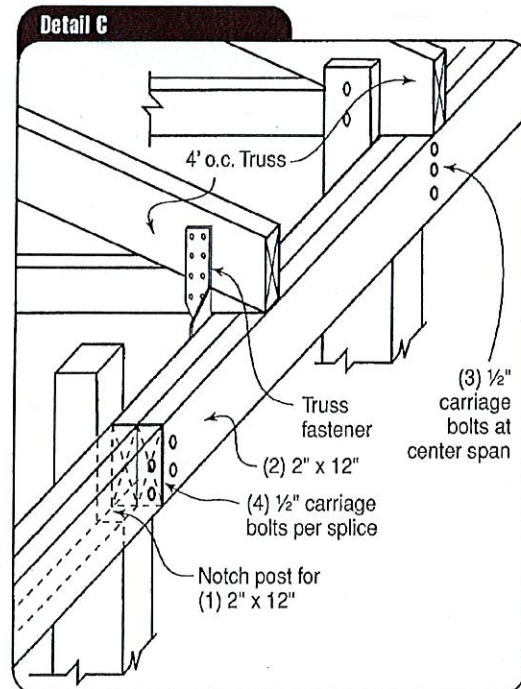
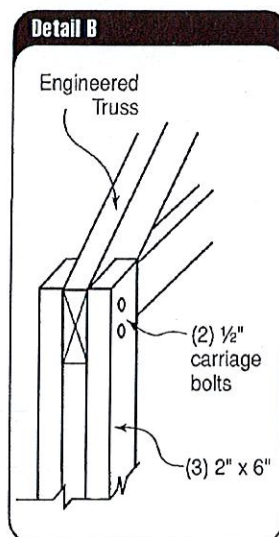
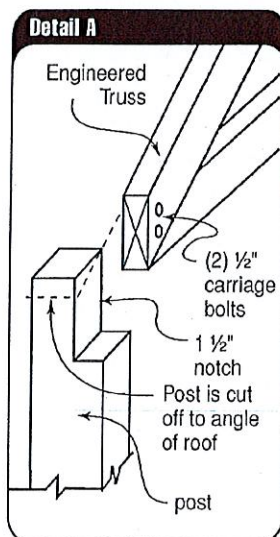
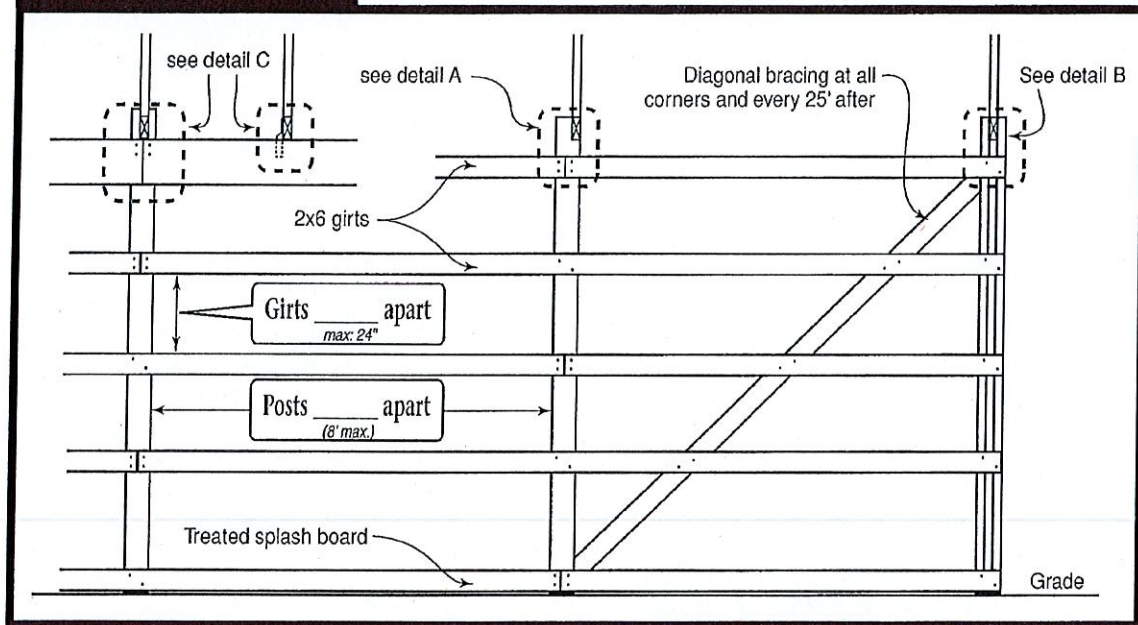
### End Elevation

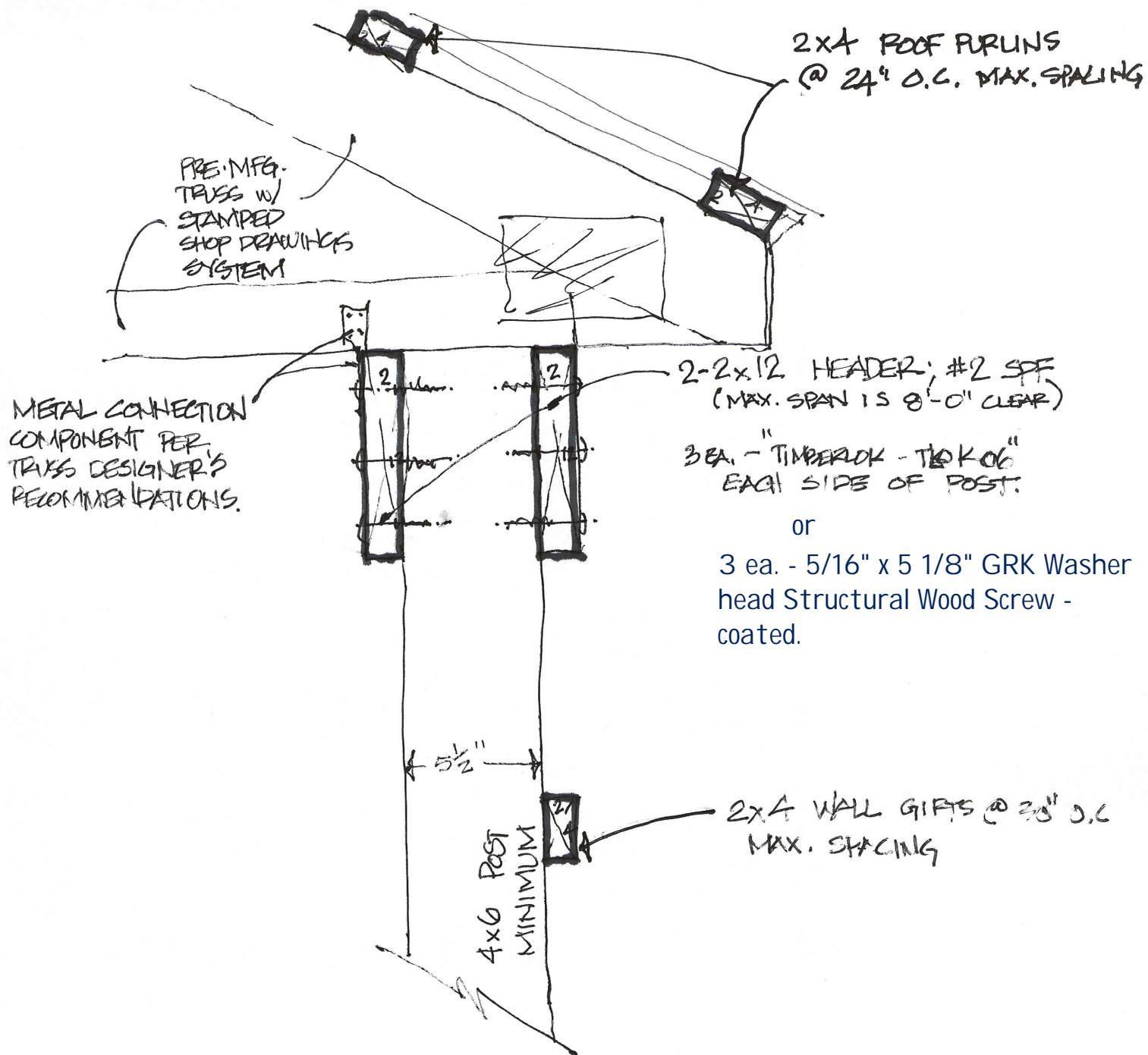


TYPICAL DRAWINGS REQUIRED FOR A PERMIT:

## Pole Barn Construction

### Side Elevation



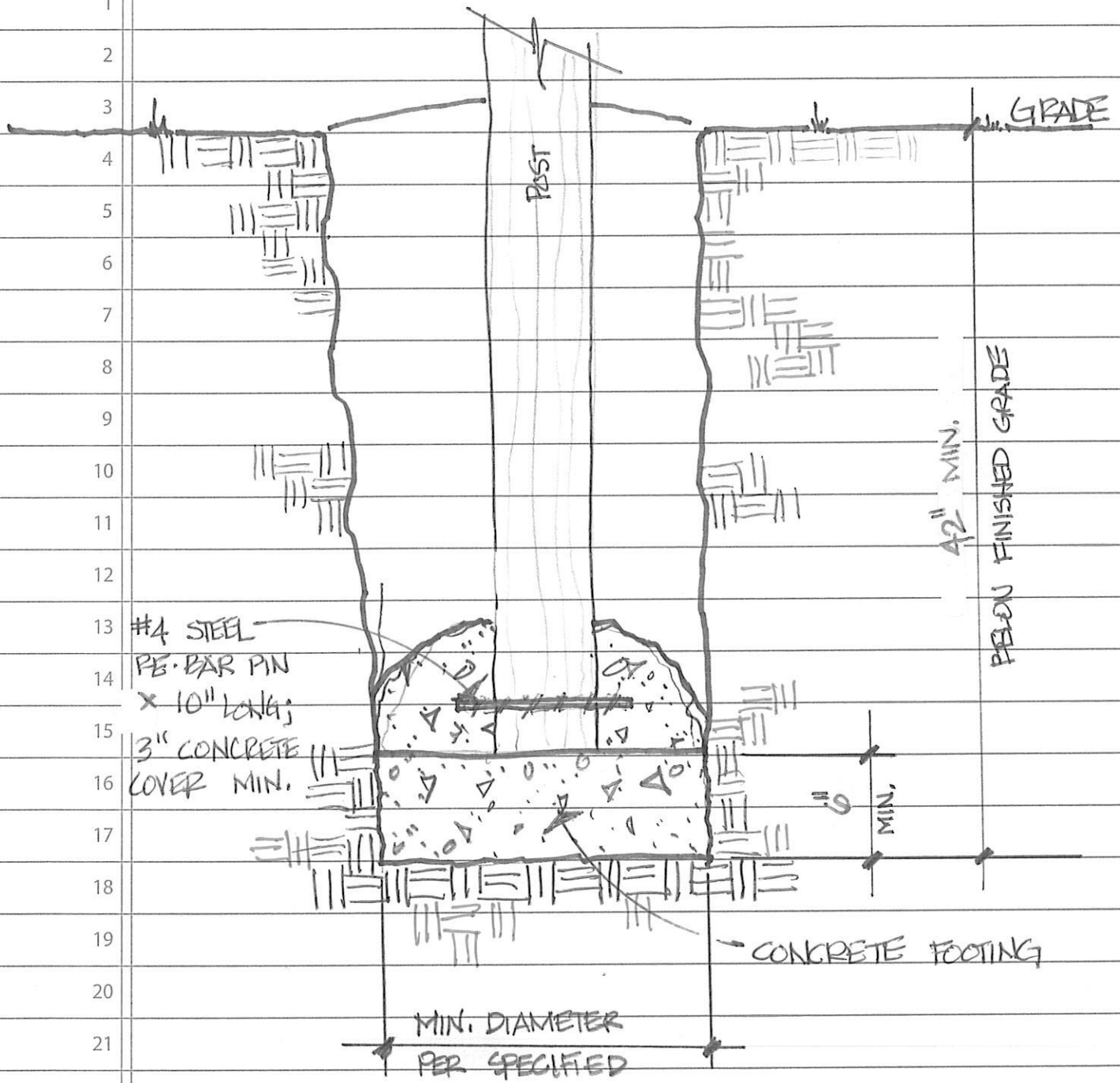


ALTERNATE BEAM DETAIL

N.T.S.



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#4 STEEL  
PE-BAR PIN  
X 10" LONG;  
3" CONCRETE  
COVER MIN.

CONCRETE FOOTING

MIN. DIAMETER  
PER SPECIFIED

42" MIN.  
BELOW FINISHED GRADE

## TYPICAL FOOTING DETAIL

N.T.S.

Pole Barn/Post & Beam construction

25  
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27  
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