

PLANNING GUIDE

The Barndominium Process

Section 5: Permits + Engineering

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PERMITS + ENGINEERING

In this section we will cover:

Permit Preparation

Applying for Permits

What if I Need Stamped Plans?

The process for permitting your project will vary greatly depending on the location of your build. Some parts of the country have very few requirements while others have an overwhelming number of restrictions.

The ease of obtaining permits and moving forward with construction is something to consider if you have flexibility on where you will buy land. Choosing a county without major cities, is normally going to give you the best options.

Barndominiums can be a new type of build for the county you live in. Often the officials will have questions.

Here are some general tips:

- Go through the list of required items to submit with permit applications
- Use email when possible so that you have written record + time stamps for communications
- Ask clarifying questions to make sure you understand what your jurisdiction needs
- Refer to your build by construction type. Barndominium is too generic.
- Know what you intend to do for insulation, radon mitigation, + other tasks not detailed in your plan set



PERMIT PREPARATION

Reaching out to your county prior to purchasing land or once you own property but before design will help you understand what their process will be once you're ready to begin construction. This can save you time and money understanding the requirements up front.

For jurisdictions with requirements you'll usually find that there is a website or some type of listing that you can reference. From there you can utilize your county contact to ask clarifying questions. If you aren't sure about something it is better to ask up front instead of getting surprised during construction.

COUNTY INFO

County: _____

County Contact Department/Person: _____

Contact Info: _____

Based on my property location do I need to contact any other jurisdictions (city, township, neighborhood, etc.)

List your setback requirements: _____

911 Address: Applied for Received

Address: _____

ROAD ACCESS

I would like to turn my current access into a driveway- do I need to provide any information or not?

I would like to create a new access point from the road into my property- what is the process for that?

Easements: Do I have one, and if so what are the guidelines?





PERMIT PREPARATION

DESIGN

What type of plans will my county accept?

- Hand-drawn
- CAD/PDF File
- Engineered

What is my plan to obtain the appropriate set of plans? (cost/timeline etc.)

PERMITS

Things You'll Need for Submittal:

- | | | |
|---|--|---|
| <input type="checkbox"/> Set of build plans | <input type="checkbox"/> Build Address | <input type="checkbox"/> Any Required Contractor's Info |
| <input type="checkbox"/> County Application | <input type="checkbox"/> Mailing Address | <input type="checkbox"/> Estimated Valuation of the Project |

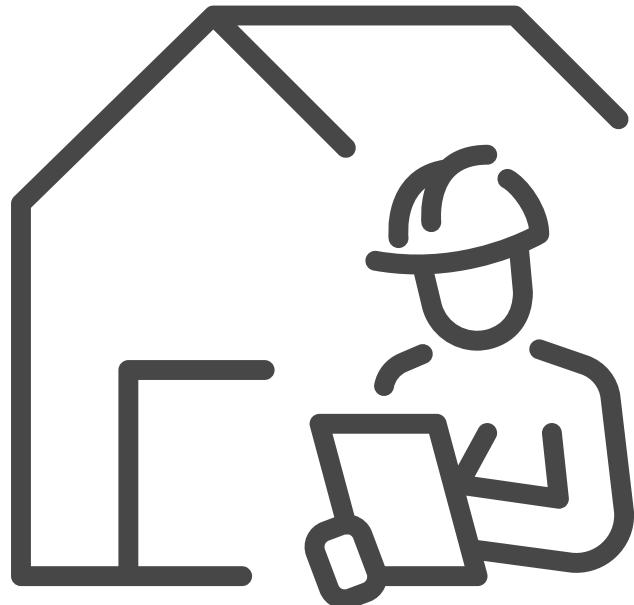
Permits Required
by my County:

Date Applied For:

Date Received:

- Build
- Grading
- Septic
- Electrical
- Plumbing
- HVAC/Mech
- Other: _____

QUESTIONS TO ASK



How long do I have once the permit is issued to begin construction?

When does the permit expire?

What is the process for requesting an inspection?

If I need additional inspections, is there a fee? If so, what is it?

What needs to be completed in order to obtain my Certificate of Occupancy(CO)?

WHAT IF I NEED

Stamped Plans?

Engineering is required in some locations, and is a separate step from design. A structural Engineer will review your plans in detail and request changes to be made as needed for the requirements of your area.

If your county requires Engineer Stamped plans, you'll need to find someone certified in your state and be prepared for the additional time and cost.

What your Engineer will need from you:

1. Where will this building be located? _____

2. Who is the Authority Having Jurisdiction (AHJ) over your build? (This is whoever will be issuing permits i.e., county building departments)

3. A link to or copy of building code information and requirements:

4. Contact for your AHJ - name, phone, email:

5. Does your AHJ require stamped/signed plans? If yes, does your AHJ have special requirements when stamping plans?

6. Does your AHJ require separate structural calculations pages? _____

7. Will your AHJ do a code review + provide comments? _____

8. What date do you need engineered/stamped plans by? _____

9. Is there anything unique to your building that will impact the structural framing or foundations?



ADDITIONAL NOTES

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