

Pole Barn

(As A Residential Accessory Structure)

Permit Success Checklist

Montgomery County Building Regulations Residential Drawing Standards:

- Submit copy of zoning permit
- Submit two sets of construction documents
- All drawings must be drawn to a recognizable scale, such as 1/4"= 1'-0" for the floor plans
- All sheets must include the owner's name and project address
- All sheets must include the name and contact information of the person who prepared the drawings
- All sheets must be dated

Drawing Revisions:

- All revisions must be circled or clouded, in order to see the changes clearly
- All revisions must be dated
- Information which did not change as a result of the revision need not be resubmitted

Pole Barn Drawing Checklist: *These lists indicate common elements that must be submitted for this project type. Individual projects vary & may require additional information. If unsure of the project requirements, contact Building Regulations.*

1. Site Plan:

- All site features (drive, well, septic field, etc.)
- All structures (existing and proposed addition)
- Dimensions between structures and property lines
- All easements and setbacks
- Flood area per FEMA FIRM, if applicable
- Topographic information if slope exceeds 1:3 within 40' of barn footprint

2. Floor Plan:

- All room uses if other than Barn
- All door sizes and landing dimensions, where required
- Complete dimensions, including pole spacing

3. Framing Plans, depending on complexity:

- Header and beam sizes and bearing requirements
- Pole sizes
- Certified truss engineering must be on job site for inspection.

Note: See **Code Enforcement** Policy for details regarding residential roof truss submittals

5. Exterior Elevations:

- All exterior views
- All finish materials
- All doors and windows
- Proposed finished grade elevations

6. Wall Sections for all wall types in project:

- All foundation materials, sizes and dimensions
- Minimum 8" thick, 18" diameter concrete footings at 48" below grade
- Wall framing components, post sizes, girt spacing, purlin spacing, etc.
- Header sizes and connection details
- Exterior finishes
- Roof components (trusses, roof sheathing or purlins, underlayment, shingles or metal, etc.)

7. Inspections required:

- Footing inspection after the holes are dug but before concrete is poured.
- Frame and final inspection are done after the building is completely finished unless interior wall or ceiling coverings are installed and or electric is installed. If so, a rough electric and rough framing inspection are required prior to covering the wall and ceiling.
- Final Inspection when all work is complete

Note: If barn is to be heated or cooled, additional information will be required. Contact Building Regulations for clarification.