

JM BUILDINGS & CONSTRUCTION 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: **2009 IBC** **2012 IBC** **2015 IBC** (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 (IRC or IBC only).
4. _____ Snow exposure factor (Ce) _____
5. _____ Flat Roof Snow Load _____ psf (if not calculated from GROUND snow)
6. _____ Wind Speed (Circle One): **Vult / Vasd / 3 Sec Gust** _____
7. _____ Wind Exposure **B C D** (circle one)
8. _____ Allowable Soil Bearing Capacity: **3000 / 2000 / 1500** (circle one)
9. _____ Seismic Zone: **IRC / IBC: A / B / C / D / E / F** (circle one)
10. _____ Are stamped engineer signed structural plans required?
11. _____ Do you require Stamped Truss Specs to obtain a building permit? **Yes / No**
12. _____ Do you require Calculations from an engineer? **Yes / No**

13. _____ Do you require Elevation Drawings stamped by an engineer? **Yes/ No**
14. _____ How many sets of plans do you require? _____
15. _____ Risk Category: **(I, II, III, IV)** (circle one)
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.
16. _____ Use and Occupancy Category: _____
17. _____ Frost Depth _____ inches.
18. _____ 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. _____ Attached shed roofs: **yes no** How many? _____
3. _____ Reflective Radiant Barrier (minimizes/eliminates condensation)
✓ _____ Roof (ALWAYS recommended)
✓ _____ Walls
4. _____ Open Bays: **yes no**
5. _____ Roof Steel Color _____
6. _____ Wall Steel Color _____

7. _____ Trim Steel Colors: one or two are usual

8. _____ 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**

_____ Pre-painted White or Brown (select one)

9. _____ Sliding Doors:

What size(s) will you need? _____

10. _____ Steel Overhead Doors

✓ Color: **White Almond Sandtone Brown**

✓ Insulated: **yes no**

✓ Electric Door Openers: **yes no**

✓ Keyed through lock: **yes no**

✓ With windows: **yes no**

11. _____ Vinyl Windows

✓ Color: **White or Almond**

✓ Fixed (won't open): **yes no**

✓ Sliding sideways: **yes no**

✓ Sliding upward (single hung): **yes no**

✓ With grids: **yes no**

✓ With vinyl shutters: **yes no**

12. _____ Eave Lights: **Right Sidewall / Left Sidewall / Both**

13. _____ Ridge Lights: **yes no**

14. _____ Commercial Wall Girts: (drywall ready): **yes no**

15. _____ Vinyl Gable End Vents

✓ Rectangular: How many? _____

✓ Octagonal: How many? _____

16. _____ Vented Ridge: **yes no Note:** This is required with a closed attic space.

18. _____ Overhangs: **Enclosed / Open**

✓ Left side _____ Right Side _____ Size: _____

✓ Front end _____ Rear End _____ Size: _____

19. _____ Second Floor: **yes** **no**
 Height to top of floor? _____ feet

20. _____ Wainscot: **yes** **no** If yes, color: _____

21. _____ Special Truss requirements: (check all that apply)
- ✓ _____ Loaded to support a future ceiling
 - ✓ _____ Provide ceiling joists for future drywall
 - ✓ _____ Scissors trusses
 - ✓ _____ Dual slope (one side of roof steeper than other side)
 - ✓ _____ Hipped Roof
 - ✓ _____ Attic Truss

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 Concrete		\$
Gravel		\$
Pre-Mix Concrete for Slab		\$
Cement 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).
3. _____ Have your builder provide 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 for in ground use UC4B
4. _____ Skirt Boards: minimum 2x8, graded #2, or better and pressure treated to minimum of UC3
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. _____ 2x6 Minimum Wall Girts and Roof Purlins (8' and greater truss spans)
10. _____ Joist hung roof purlins
11. _____ All painted steel trim package to include:
 - ✓ _____ Base
 - ✓ _____ Top of sidewall (eave trim)

- ✓ _____ Overhead door jamb
 - ✓ _____ Fascia and Varge (building with overhangs)
12. _____ Steel fastened with powder coated color matched 1-1/2” screws
13. _____ Insulated factory painted entry doors with painted steel jambs
14. _____ All steel frame sliding doors
17. _____ Closed cell foam closures (inside /outside)

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. 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 items to complete on your form? Call us at our toll-free number: **253-285-8553. We’re always happy to answer any questions, or email us at jmconstructionsales@gmail.com . Most questions will be answered within 48 hours. Good Luck with your new building!**