



Pole Frame Buildings

These are the structural plan requirements in obtaining a building permit for pole frame buildings. Contact Planning & Zoning for site plan and zoning requirements. Additional plans and documentation may be required for buildings other than those accessory and incidental to residential dwellings.

- 1) **Plans:** Shall be drawn to a scale of not less than 1/4 inch per foot and include:
 - ◆ Floor plan with dimensions, pole locations and spacing, footing sizes, door sizes and locations.
 - ◆ Section drawing showing footings, poles, sidewall girts, roof purlins, headers, siding, roofing and construction details.
 - ◆ Elevation views of all four sides of building.
 - ◆ Submit two sets of plans when applying for a permit. Once approved, one plan is kept on file at the Planning and Development Office and one plan is placed in the permit packet. This must be kept on the jobsite for use by the contractors and inspectors.

- 2) **Engineering:**
 - ◆ Plans shall be certified by a Licensed Iowa professional engineer and shall bear the original engineer's seal and signature. The engineer's certification block shall specify the pages or sheets covered by the seal in accordance with Chapter 542B of the Iowa Code.
 - Exception:** Pole buildings do **NOT** need stamped engineering if they meet **all three** of the following criteria:
 1. Area of 1,000 square feet or less **and**
 2. Eave height of 12' or less **and**
 3. Pole spacing of 8' or less.

- 3) **Building Design Criteria:** Shall appear on engineer certified plans:
 - ◆ Building design in accordance with the International Building Code
 - ◆ 30 PSF ground snow load
 - ◆ 90 MPH basic wind speed
 - ◆ Exposure "C" (generally open terrain with scattered obstructions)
 - ◆ 2000 PSF assumed soil bearing (unless a soils report shows otherwise)

- 4) **Trusses:**
 - ◆ Submit truss design drawings certified by an Iowa registered professional engineer. Drawings shall indicate that the design and connectors are in accordance with the International Building Code and indicate the applicable design criteria from item #3 above.



ACCESSORY BUILDING SIZE LIMITATIONS

Effective April 1, 2008, new regulations were adopted regarding the allowed size of accessory buildings within the residential zoning districts. Size limitations will be based on lot size and shall not exceed the following limitations:

- (i) Detached structures shall not exceed the size limitations as per Table 5.2

Table 5-2 Accessory building limitations

Lot Size in Acres	All districts except AG, CNR and MH
1.99 or Less	1200 Square Feet
2.00 to 4.99	1800 Square Feet
5.00 to 9.99	2400 Square Feet
10.00 or Greater	3600 Square Feet

- (1) Ground mounted solar panels are exempt from Table 5-2 size limitations

(ii) In agricultural, CNR and residential zoning districts, and for agricultural and residential uses in the VM Village Mixed-Use district:

- (1) Maintain corner side yard requirements.
- (2) Maintain ten feet (10') to any side lot line when the accessory structure is located beside the principal structure; when located behind the principal structure; when located behind the principal structure the setback may be reduced to no less than three feet (3') from any side or rear lot line with any overhang not closer than one foot (1') from the lot line.
- (3) Detached accessory structures may be allowed to the front of the principal structure, provided the detached accessory structure maintains the front yard, side yard and corner side yard setbacks for the zoning district where the structure is located. An accessory structure shall be considered to be located in front of the principal structure if any portion of the exterior wall of the accessory structure is closer to the front lot line than the exterior wall of the principal structure.
 - (A) On parcels smaller than three (3) acres in area, no more than one accessory structure may be located in front of the principal structure. Such accessory structure shall not exceed seven hundred twenty (720) square feet in size. This restriction shall not apply to ground mounted solar panels and arrays.

(iii) In all other districts. Detached accessory buildings located in any zoning district except residential or agricultural, shall meet all the requirements of this Ordinance which apply to principal structures in such zoning district.