

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 08/09/2022

Issue: EVANS FARM HOUSE POLE BARN
CONDITIONAL USE PERMIT
Address: 1396 W. 9950 S.
File No: PLCUP202200153
Applicant: Travis Evans, Property Owner

Submitted by: Damir Drozdek, Planner III

Staff Recommendation (Motion Ready):

- **Approve** application PLCUP202200153 to allow for construction of an accessory building on property located at 1396 S. 9950 S.

ACREAGE:	0.38 acres
CURRENT ZONE:	R-2.5 (Single-family Residential, 2.5 lots per acre) Zone
CURRENT USE:	Single-family Residence
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-2.5 / Single-family Residence South – R-2.5 / 9950 South street West – R-2.5 / Single-family Residence East – R-2.5 / Single-family Residence

CONDITIONAL USE REVIEW:

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. Further, City Code § 17.18.050 provides:

I. COMPLIANCE AND REVOCATION:

1. A conditional use may be commenced and operated only upon:
 - a. compliance with all conditions of an applicable conditional use permit;
 - b. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. compliance with all applicable local, state, and federal laws.
2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

BACKGROUND:

The applicant is requesting that the Planning Commission review and approve a Conditional Use Permit for an accessory building. The proposed building will be constructed on property located at 1396 W. 9950 S. It will be situated at the end of a drive towards the rear of the property. The building will be located in the rear yard behind the main building (house).

The proposed building will have a footprint of 60'x29' and then an attached carport that is 12'x29'. The total accessory building footprint will come out to 2,088 sq. ft. The City Code allows accessory buildings with up to 60% of the home footprint, including an attached garage, with building permit only. Buildings that fall between 60%-100% of the home footprint require a Planning Commission review and approval in zones R-2.5 through R-M.

According to the County Assessor's records, the home basement area is 1,995 sq. ft. while the attached garage is 980 sq. ft. for a total area of 2,975 sq. ft. The 60% threshold for the home comes out at 1,785 sq. ft. Again, the proposed accessory building is 2,088 sq. ft. exceeding the 60% home footprint threshold. The building footprint comes out at roughly 70% of the home footprint.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The subject property is located in the R-2.5 zone.
- The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission. (§17.40.020.I.3.b).
- According to the applicant, the proposed building will not be used to house or shelter farm animals. It will be used to store RV, boat, and classic ford mustang. The shed/carport will be for garden and yard tools storage.

- There is a 15' waterline and drainage easement along the rear (north) property line. The City Public Works has reviewed and approved the proposed encroachment.
- The overall building height is 18'-7" and the proposed setbacks are 5'-11" to the west property line and 10' to the north property line.
- Staff has not identified any potential detrimental effects that the proposed building may cause.

Conclusion:

- The proposed use does not appear to violate any health, safety or welfare standards. In addition, staff was not able to identify any detrimental effects to the adjacent properties or the general area. And therefore the City planning staff recommends approval of the application.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Approve the Application with conditions.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

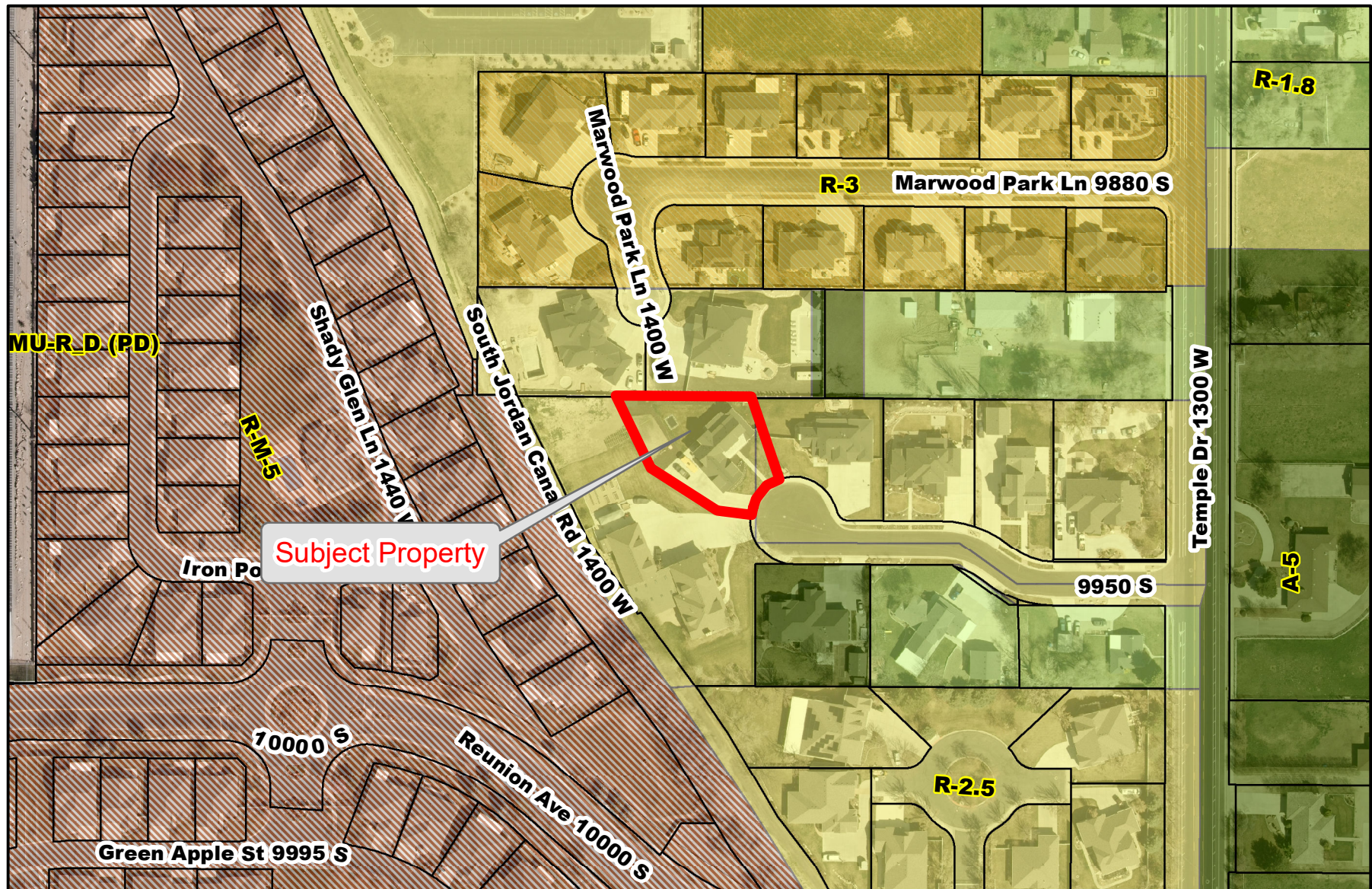
- Aerial Map
- Zoning Map
- Subdivision Plat
- Easement Approval
- Building Plans
- Site Plan
- Parcel Assessor Information



Damir Drozdek, AICP
Planner III
Planning Department



Legend STREETS PARCELS	Aerial Map <i>City of South Jordan</i>	0 50 100 200 300 400 Feet Aerial Imagery 2021 
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Legend STREETS PARCELS	Zoning Map City of South Jordan	0 50 100 200 300 400 Feet Aerial Imagery 2021 
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Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

EASEMENT RELEASE RESULTS

To: Travis Evans

Address: 1396 w 9950 s

Lot #: 104

Request: A carport off the back of a detached garage

Location: Rear back corner

Encroaching: 6 feet with
footing, 5 feet
for the
actuation foot
print of the
building

Your Easement Request has been APPROVED. Please see below for additional details.

Streets	Status:	Approved
	Notes:	none

Water	Status:	Approved
	Notes:	n\

Streets Electrical	Status:	Approved
	Notes:	na

Storm Water	Status:	Approved
	Notes:	Storm water clear

**IF YOU HAVE ADDITIONAL QUESTIONS PLEASE CONTACT US AT 801-446-HELP
OR PUBLICWORKS@SJC.UTAH.GOV**

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (2018 IBC), WHICH UTILIZES ASCE 7-10 AND THE 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (AMERICAN FOREST & PAPER ASSOCIATION).
2. BOLT HEADS AND NUTS BEARING ON WOOD SHALL BE PROVIDED WITH AN ASTM F1554 STANDARD FLAT WASHER (MIN. 1-3/4" DIA. X 1/4" THICKNESS). BOLTS SHALL BE ASTM-A307. BOLT HEADS SHALL BE 1/16" LARGER THAN BOLT DIAMETER. BOLT HEADS SHALL BE DRILLED THROUGH AND PERPENDICULAR TO THE POLE FACE TO ASSURE FULL BOLT BEARING.
3. REBAR SHALL BE MINIMUM GRADE 40.
4. FOOTING AND BACKFILL: PRECAST CONCRETE PROVIDED BY A MIMCA PRODUCER. MINIMUM 2000 PSI COMPRESSIVE STRENGTH CAST AGAINST UNSETTLED OR MINIMUM 30% MOISTURE PROPORTION COMPACTED SOIL TO 10% MOISTURE BY A CERTIFIED SOILS TESTING LABORATORY. IF NON-COMPACTED FILL IS PLACED ON SITE, POST HOLE/LOADING DEPTHS SHALL BE INCREASED BY DEPTHS OF FILL. IN EXPANSIVE SOILS, INCREASE COLUMN EMBEDEDMENT/FEET DEPTHS TO 4 TIMES FOOTING DEPTHS, WITH A MINIMUM OF 6'. COLLECT SURFACE RUNOFF AND LIMIT SURFACE WATER INFILTRATION.
5. POSTS TO BE CEMENTED IN POST HOLES. IF SOIL ROD IS ENCOUNTERED, CONCRETE BELOW POST MAY BE OMITTED PROVIDED ABOVE BASE BEARS DIRECTLY ON SOIL ROD. POST HOLE PRODUCTION: POST CONCRETE ENCASEMENT PLACE COMPACTED GRANULAR FILL, FREE OF CLAYS OR ORGANIC MATERIAL IN MAXIMUM 4" LIFTS, ACHIEVE 2000 PSF COMPACTION AT EACH LIFT, USING A HAND OPERATED 4"x6" POST RAGE POST 4" OR MORE ABOVE CONTACTING SURFACE AND DROP 4 OR MORE TIMES ON EACH 4" SQUARE. PROOF OF COMPACTION: BUILT TOP OF A 24" SHAAL NOT PENETRATE COMPACTED MATERIAL OVER 1/8" UNDER 170# OF 25#L. COMPACTION TO NOT TAKE PLACE ON OR UNDER STANDING WATER.
6. LUMBER FASTENERS: MIN. 0.148" DIAMETER (154 COUNTRIES) - 1-1/2" LENGTH THROUGH HANGERS INTO SINGLE 1-1/2" MEMBERS (ALTERNATE: SAMPSON S20H1135000), ELSE 3" LENGTH (WITH HANGERS SAMPSON S20H2200100-H OR LUMBER-TO-LUMBER S20H3430000-00). QUANTITIES OF ALTERNATES TO REMAIN EQUAL. UNLESS STAINLESS STEEL OR GALVANIZED TO A MINIMUM OF 5145, ASTM A1124, OR ASTM B665 (CLASS 55 OR GREATER), 0.131 DIAMETER MAY BE SUBSTITUTED BY INCREASING QUANTITY @ EACH CONNECTION BY 20% (DO DISTANCES, END DISTANCES, AND SPACINGS SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONNECTION (NDS))
7. PRESSURE PRESERVATIVE TREATED POLES SHALL FOLLOW CLASS: GENERAL, GRADING CONTACT USE, A50 STANDARD 31-075 MINIMUM USE CATEGORY UC4B, COMMODITY SECTION A: SIZE AND GRADE PER PLAN.
8. STRUCTURAL FRAMING OVER 8' IN LENGTH TO BE MINIMUM 5x4, F2, OR 4x6/6X8 OR BETTER, BLOOMING, BRACING AND OTHER MEMBERS MIN. F2. MAXIMUM MOISTURE CONTENT AT USE, SPECIES MAY BE DOUGLAS FIR OR FIR-LARCH (DF/L), SPRUCE-PINE-FIR (SP/F), OR HEM-FIR.
9. TRUSSES TO BE PREFABRICATED FROM DESIGNS SUBMITTED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN THE SUBJECT IN WHICH CONNECTIONS WILL BE CONSTRUCTED. TRUSS FABRICATION TO BE SUBJECT TO RANDOM QUARTERLY THIRD-PARTY INSPECTIONS PER 2024 A. USE LOADS TO BE ADJUSTED BY RC 1602.11.2.1 FOR SLOPE AS APPLICABLE.
10. PER ANG/PI/1-2015 Section 2.3.2.3 TRUSS SUBMITTAL, PACKAGE HAS BEEN REVIEWED AND TRUSS CALCULATIONS VERIFIED FOR ALL IMPOSED LOADS, MEET PROPOSED STRUCTURAL DESIGN AND ARE FOUND TO BE IN CONFORMANCE WITH DESIGN OF BUILDING (INCLUDING, BUT NOT LIMITED TO: CONNECTIONS, TRUSS LADS, LOAD PATH AND BEARING POINTS) PER ANG/PI/1-2015 SECTION 2.3.1.1.3. THE PROJECT SPECIES TRUSS MEMBER LATERAL RESTRAINT/BRACING SYSTEM IS SPECIFIED HEREIN BY THE ENGINEER OF RECORD. TRUSS CHORD AND MEMBER SIZE AND CONFIGURATION MAY VARY FROM DEPICTIONS HEREIN, REFER TO MANUFACTURER'S DRAWINGS FOR ACTUAL.
11. STEEL ROOFING AND/OR SIDING PANELS 36" NET COVERAGE WITH 3/4" HIG RIBS NINE INCHES ON CENTER; ASTM A446 GRADE E (90.000 PSI MINIMUM YIELD), 0.017" THICKNESS FOLLOWING NATIONAL HIGH SPECIFICATION MANUAL FOR TOLERANCES IN GALVANIZED SHEET STEEL, UL 790 CLASS A FIRE RESISTANCE RATED.
12. WARNING: ADDED INSULATION, CEILING MATERIALS, LIGHTING, HVAC EQUIPMENT OR OTHER COLLATERAL LOADS IMPOSED INTO THE ROOF SYSTEM ASKING THE SPECIFIED DEAD LOADS WILL REDUCE THE OVERALL CAPACITY OF THE STRUCTURE AND ITS ABILITY TO RESIST REQUIRED DESIGN SNOW LOADS.
13. THE POST FRAME BUILDING IS DESIGNED BY THIS ENGINEER OF RECORD AS REGISTERED DESIGN PROFESSIONAL, (ESP) HAVING STRUCTURAL DESIGN RESPONSIBILITY ONLY. THIS DESIGN RELIES SOLELY UPON OCCUPANCY CATEGORY AND STRUCTURAL LOADING CRITERIA FOR AND AT THE INDICATED JOB SITE ADDRESS ONLY.
14. UNLESS APPROVED BY THIS REP, THE ENGINEERING, SEAL AND DESIGN RESPONSIBILITY ON THIS BUILDING AS STIPULATED BY STATE LAW ARE NULL AND VOID SHOULD ANY OR ALL STRUCTURAL MATERIALS AND/OR CONSTRUCTION BE SUBSTITUTED, REPLACED, DEPART, OMITTED, OR ARE OTHERWISE ALTERED FROM THE ORIGINALLY DESIGNED BUILDING. THE ENGINEERED BUILDING KIT THEY BELONG TO, INCLUDING BUT NOT LIMITED TO STRUCTURAL MATERIALS FROM SUPPLIERS NOT AUTHORIZED BY THE REGISTERED DESIGN PROFESSIONAL.
15. MATERIALS QUOTING OR TAKEOFF BY PARTIES OTHER THAN HANSEN POLE BUILDINGS, LLC AND/OR THEIR AUTHORIZED AGENTS IS STRICTLY PROHIBITED. VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.
16. GUTTERS AND DOWNSPOUTS, IF REQUIRED BY THE GOVERNING JURISDICTION, WILL BE PROVIDED BY THE CLIENT.
17. ENTRY DOOR HARDWARE, IF PROVIDED BY HANSEN BUILDINGS, LLC: KIRKSETT TWO ENTRY DOOR FEATURING SMARTKEY IN SATIN CHROME COLOR AND/ORHMA GLOSS 3 CERTIFIED PART NUMBER 4007 2ND STD OIL RUS LIFETIME MECHANICAL AND LIFT WEIGHT WARRANTY DIMENSIONS 74" x 33" x 2.8"
18. ALL DOORS SUPPLIED BY PARTIES OTHER THAN HANSEN POLE BUILDINGS, LLC MUST MEET OR EXCEED THE STATED MINIMUM DESIGN WIND LOADS
19. DESIGN, Adequacy AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC, IS SOLE RESPONSIBILITY OF BUILDING OWNER AND/OR OWNER'S CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY ENGINEER OF RECORD. BUILDING OWNER AND/OR OWNER'S CONTRACTOR IS RESPONSIBLE FOR SAFETY OF STRUCTURE PRIOR TO COMPLETION, INCLUDING VERIFICATION OF ALL DOORS, AND SHALL PROVIDE ALL NECESSARY BRACING FOR SAME.

CLIENT: TRAVIS EVANS

JOB SITE ADDRESS: 1396 WEST 9950 SOUTH, South Jordan, UT 84095

CODE DATA

Code: 2018 IBC
Occupancy Classification: U
Type of Construction: V-B
Number of Stories: 1
Footprint Width: 29 ft
Footprint Length: 72 ft
Total Floor Area (area contained by embedded columns): 2088 ft²
Total Roof Area: 2365 ft²
Total Wall Area: 2404 ft²
Eave Height (roof above 0.0 grade at sidewall): 15 ft
Rear Canopy Eave Height: 15 ft
Roof Style: Gable
Roof Slope: 3 / 12
No elevated wood floors -- raised floor live loads do not apply.
Interior Double Trusses: 31 psf (using ps)
Ground Snow Load (sg): 43 psf
Flat-Roof Snow Load (ps): 31 psf
Sloped Roof Snow Load (ps): 31 psf
Max Drift Surcharge Load (pd): 16,155 psf
Snow Drift Width: 6,849 ft
Roof Dead Load: 10 psf
Ceiling Dead Load: 5 psf
Roof Live Load (Lr): 20 psf
Snow Exposure Factor (Ce): 1
Snow Importance Factor (Is): 0.8
Thermal Factor (It): 1.2
Slope Factor: 1
Roof Duration of Loads for Gravity/Live: 1.15
Enclosure Classification: Partially Open
Duration of Load for Wind: 1.6
Basic Design Wind Speed (V): 115 mph
Allowable Stress Design Wind Speed (Vasd): 89.08 mph
Risk Category: I
Wind Exposure Category: C
Internal Pressure Coefficient (Cp): 0.18
MWFRS Design Net Wind Pressures:
- Sidewalls: 10.894 psf
- Endwalls: 9.6 psf
- Roof: 9.6 psf
- Roof Uplift: -11,116 psf
Components and Cladding Design Wind Pressures:
- Zone 1: -26,576 psf
- Zone 2: -38,927 psf
- Zone 3: -46,763 psf
- Zone 4: -16,307 psf
- Zone 5: -20,094 psf
Seismic Use Group: D2
Spectral Response Coefficients:
- SS: 1.711 g
- S1: 0.693 g
- SDS: 1.141 g
- SD1: 0.693 g
Site Class: D
Basic seismic-force-resisting system
Light-framed walls sheathed with wood structural panels rated for shear resistance or steel sheaths
Design Base Shear: 8611,327 lbs
Analysis Procedure: Equivalent Lateral Force per 12.8 ASCE
Soil Class: 4
Allowable Foundation Pressure: 2000 psf
Lateral Bearing: 150 psf/ft
Frost Depth: 30 in
Concrete: 4 in. thick slab on grade
IECC Climate Zone: 5
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT
As per International Building Code (IBC) Chapter 13 Energy Efficiency
Climate Zone: 5 and Marine 4
Fenestration U-FACTOR: 0.30
Ceiling R-Value: 49
Wood Frame Wall R-Value: 20 or 13+5
The first value is cavity insulation, the second value is continuous insulation.
13+5 means R-13 cavity insulation plus R-5 continuous insulation.
Slab R-Value & Depth: 10, 2 ft
All doors supplied by parties other than Hansen Pole Buildings must meet or exceed the stated minimum design wind loads.
Commercial Grade Insulated Steel Entry Doors have Steel Frame with an R-13.
Landings at Doors (BC 1008.1.6):
Landings shall have a width not less than the width of the stairway or the door, whichever is greater.
Doors in the fully open position shall not reduce a required dimension by more than 7 inches (178 mm).
The landing doors on an egress load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches (1118 mm).
Exception: Landing length in the direction of travel in Groups R-3 and U and within individual units of Group R-2 need not exceed 36 inches (914 mm).
ICC-ES Evaluation Reports:
- ESR 1980 & ESR 2240 -- Micropro Pressure Treated Wood
- ESR 2644 -- ACQ Pressure Treated Wood
- ESR 1721 -- Wolmanized Outdoor
- ESR 2523 -- Simpson Strong-Tie
- ESR 2549 & ESR 3096 -- LU series
- ESR 2613 & ESR 3096 -- H1
Products are not for support of roof loads or live loads.

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ACRONYMS

AIISI - American Iron and Steel Institute
ANSI - American National Standards Institute
ASCE - American Society of Civil Engineers
ASTM - American Society of Testing and Materials
AWPA - American Wood Protection Association
HIB - Handling, Installing and Bracing (of Metal Plate Connected Wood Trusses)
IBC - International Building Code
ICC/ESR - International Code Council/Evaluation Service Report
NRWCA - National Ready Mixed Concrete Association
TPI - Truss Plate Institute

ABBREVIATIONS

BL - Building Line
CL - Center Line
Col. - Column
Conc. - concrete
Det. - Detail
DF/L - Douglas Fir/Larch
Dia. - Diameter
EA. - Each
EQ. - Equal
Ft. - foot
Herm - Hemlock
HIB - Handling, Installing and Bracing (of metal plate connected wood trusses)
HVAC - Heating Ventilation and Air Conditioning
IBC - International Building Code
LLC - Limited Liability Corporation
MNFG - Manufactured
MSR - Machine Stress Rated
N.T.S. - Not to Scale
O.C. - On Center
P.E. - Professional Engineer
PERP. - Perpendicular
Ph - Phone
Pre-Fab - Prefabricated
Ps - roof live load adjusted for slope
PSF - Pounds per Square Inch
PSI - Pounds per Square Foot
psf/ft - pounds per square foot per foot of depth
P.T. - Pressured Treated
RDP - Registered Design Professional
SELSTR - Select Structural
SHF - Sheet
SPF - Spruce Pine Fir
STD - Standard
TYP. - Typical
U.O.N. - Unless Otherwise Noted

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JOHN C. RABY & ASSOCIATES ENGINEER OF RECORD 13306 W Wigwam Rd. Spokane WA. 99224		Hansen Pole Buildings, LLC 12167 Lake Road Browns Valley, MN 56219-4064 Ph (701) 404-2600 FAX (605) 694-2806	
DRAWN BY		AS	
CHECKED BY		RO	
DATE		06/22/2022	
FILE NO.		#22-0510	
SHEET NO.		S-0	

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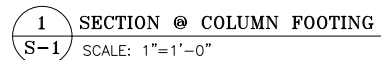
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	WOOD SIDE MEMBERS	
	NOT PREBORED	PREBORED
EDGE DISTANCE	2.5D	2.5D
END DISTANCE		
– TENSION LOAD PARALLEL TO GRAIN	15D	10D
– COMPRESSION LOAD PARALLEL TO GRAIN	10D	5D
SPACING BETWEEN FASTENERS IN A ROW		
– PARALLEL TO GRAIN	15D	10D
– PERPENDICULAR TO GRAIN	10D	5D
SPACING BETWEEN ROWS OF FASTENERS		
– IN-LINE	5D	3D
– STAGGERED	2.5D	2.5D

D = DIAMETER OF NAIL BEING USED

EXAMPLE – EDGE DISTANCE 2.5D
USING 10d NAILS (.148 DIAM.)
2.5 x .148 = .37 OR 3/8"

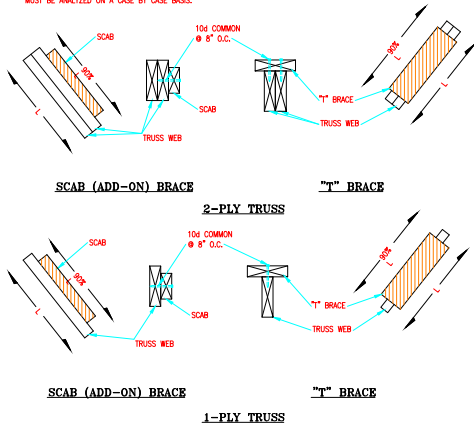


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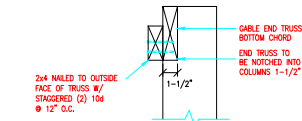
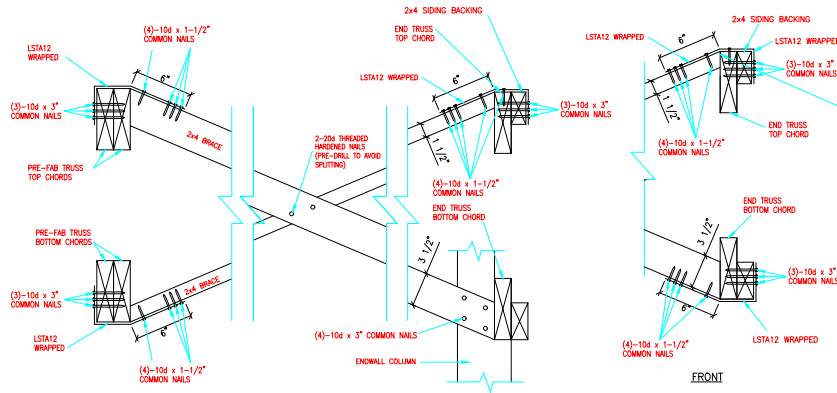
S-1

THE TRUSS ENGINEERING SOFTWARE WILL CORRECTLY DESIGN AND DETAIL THE REQUIREMENTS FOR PERMANENT BRACING ON MEMBERS FOR WHICH IT IS REQUIRED. SEALED ENGINEERING DRAWINGS WILL SHOW THE REQUIRED NUMBER OF BRACES FOR EACH MEMBER NEEDING BRACING. IN GENERAL, THIS BRACING IS DONE BY ATTACHING 1x OR 2x MEMBER (TOP OR BOTTOM OF MEMBER) RUNNING PERPENDICULAR TO THE TRUSS WITH 2-10d COMMON OR BOX NAILS AT EACH TRUSS, AND ADEQUATELY BRACED TO THE BUILDING PER HB-91 FROM TPI OR PER THE BUILDING DESIGNER. THE FOLLOWING ARE OTHER OPTIONS (WHEN PERP. BRACING IS NOT POSSIBLE OR DESIRABLE) THAT WILL ALSO SATISFY BRACING NEEDS:

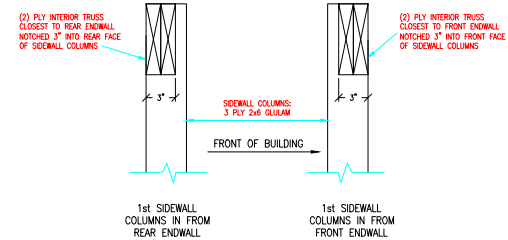
1. A 1x OR 2x STRUCTURALLY GRADED "T" BRACE WILL BE NAILED FLAT TO THE EDGE OF THE MEMBER WITH 10d COMMON OR BOX NAILS AT 8" O.C. IF ONLY ONE BRACE IS REQUIRED, OR MAY BE NAILED TO BOTH EDGES OF THE MEMBER IF TWO BRACES ARE REQUIRED. THE "T" BRACE MUST EXTEND A MINIMUM OF 90% OF THE MEMBER'S LENGTH.
2. A SCAB (ADD-ON) OF THE SAME SIZE AND STRUCTURAL GRADE AS THE MEMBER MAY BE NAILED TO ONE FACE OF THE MEMBER WITH 10d COMMON OR BOX NAILS AT 8" O.C. IF ONLY ONE BRACE IS REQUIRED. A MINIMUM OF 2x4 SCABS ARE REQUIRED FOR ANY MEMBER EXCEEDING 14'-0" IN LENGTH. SCAB(S) MUST EXTEND A MINIMUM OF 90% OF THE MEMBER LENGTH.
3. ANY MEMBER REQUIRING MORE THAN TWO BRACES USE PERPENDICULAR BRACING OR MUST BE ANALYZED ON A CASE BY CASE BASIS.



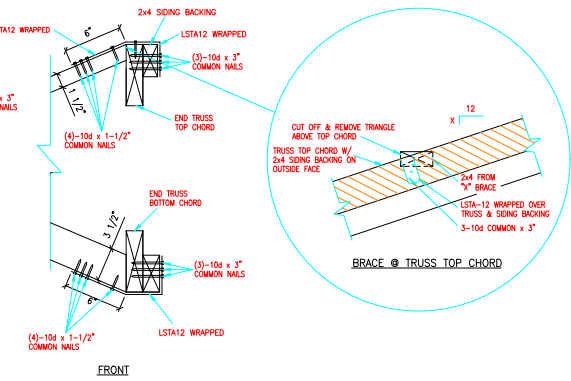
15 TRUSS WEB BRACING (1&2-PLY TRUSSES)
S-2 SCALE: N.T.S. (WHEN REQUIRED BY TRUSS MANUFACTURER'S TRUSS PLAN)



31 SINGLE ENDWALL TRUSS W/ 2x4 SIDING BACKING
S-2



21 NOTCHED SIDEWALL COLUMNS
S-2 SCALE: 2"=1'-0"



32 BOTTOM CHORD "X" BRACING
S-2 SCALE: 2"=1'-0"

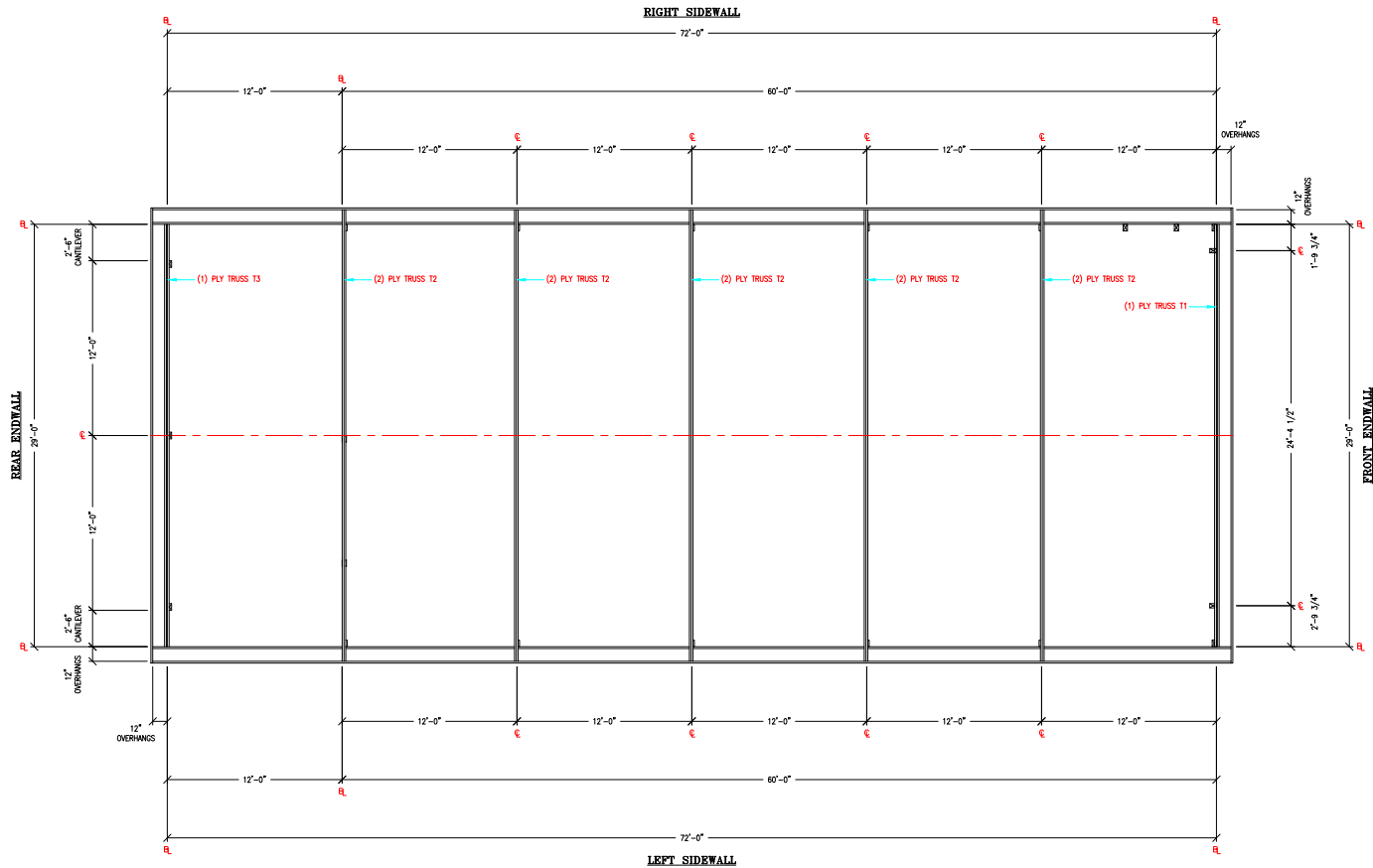
ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

Hansen Pole Buildings, LLC
12167 Lake Road
Browns Valley, MN 56219-4064
Ph (701) 404-2600 FAX (605) 694-2806

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Spokane, WA. 99224

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SHEET NO.

S-2



TRUSS LAYOUT

SCALE: 1/4" = 1'-0"

CLIENT: TRAVIS EVANS

JOB SITE ADDRESS: 1396 WEST 9950 SOUTH, South Jordan, UT 84095

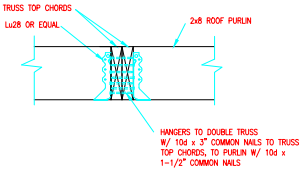
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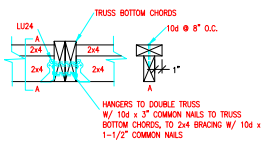
JOHN C. RABY & ASSOCIATES
ENGINEER OF RECORD
13306 W Wigwam Rd.
Spokane WA. 99224

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AH
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DATE
06/22/2022
FILE NO.
#22-0510
SHEET NO.

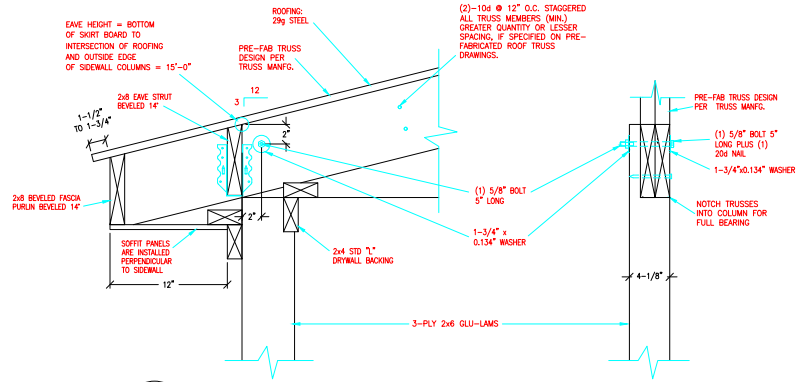
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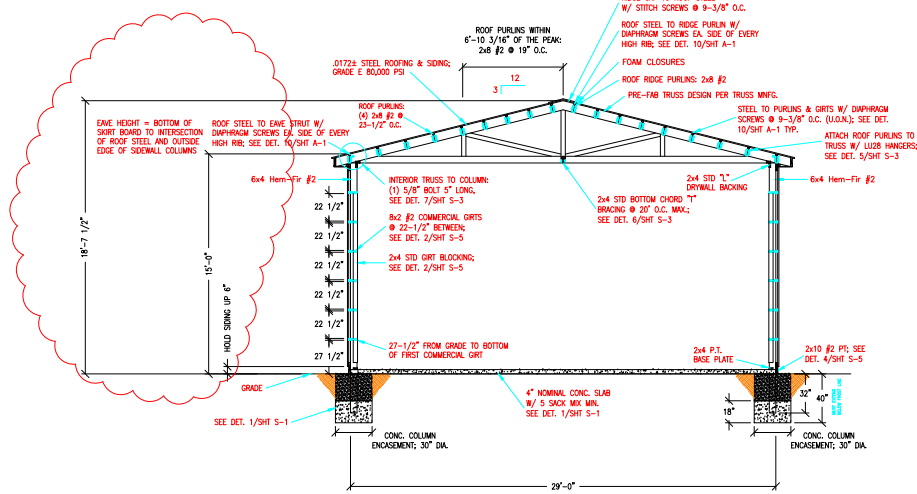
5
S-3 **ROOF PURLIN TO TRUSS**
SCALE: 1-1/2"=1'-0"



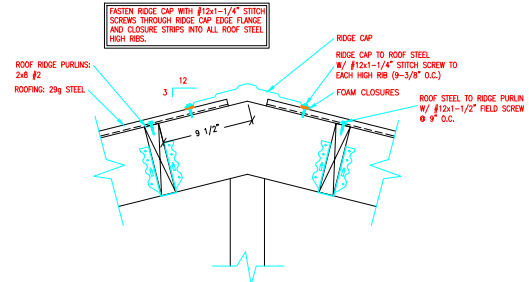
6
S-3 **BOTTOM CHORD BRACING**
SCALE: 1-1/2"=1'-0"



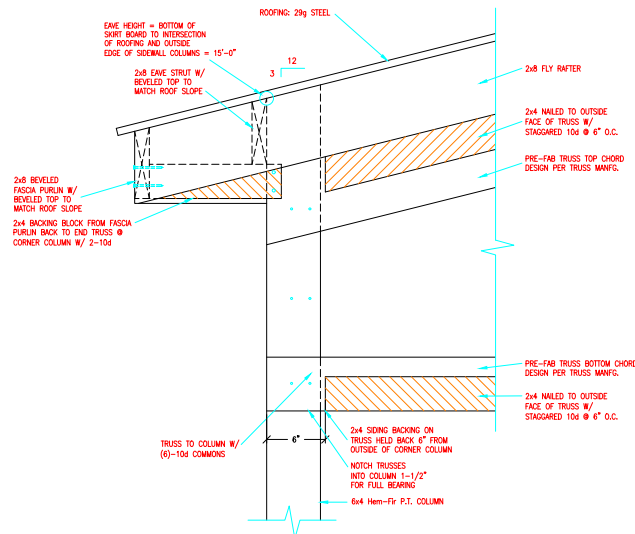
7
S-3 **INTERIOR TRUSS TO COLUMN**
SCALE: 2"=1'-0"



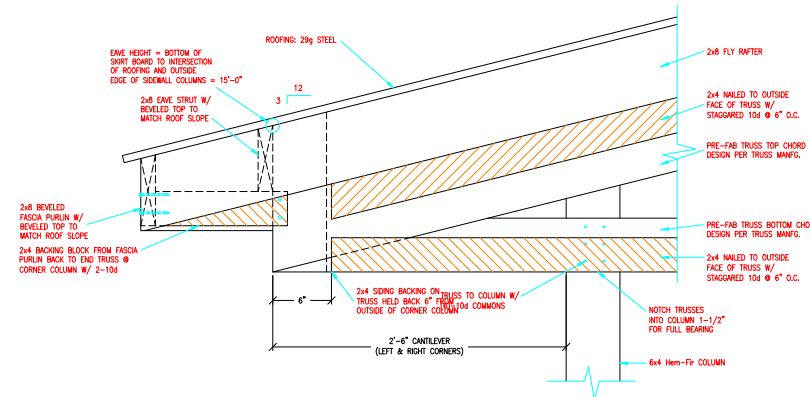
AA
S-3 **BUILDING SECTION**
1/4"=1'-0"



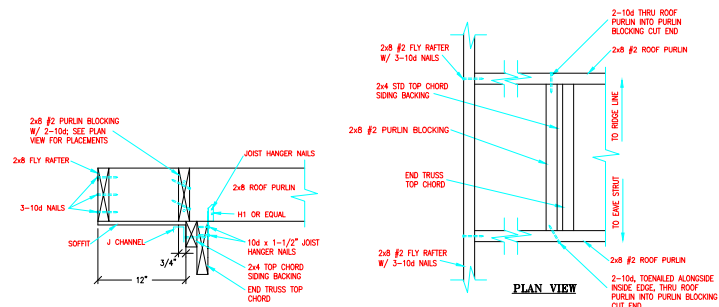
36
S-3 **RIDGE DETAIL**
SCALE: 2"=1'-0"



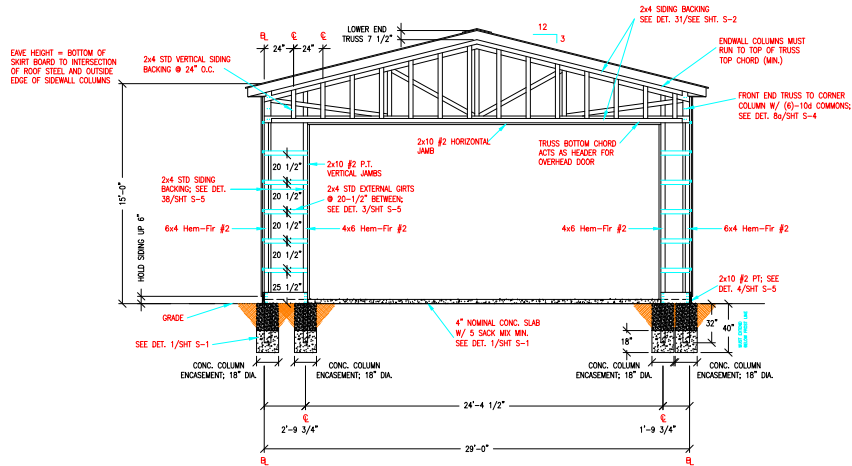
8a FRONT END TRUSS TO CORNER COLUMN
S-4 SCALE: 2"=1'-0"



8b CARPORT END TRUSS TO INSET COLUMN
S-4 SCALE: 2"=1'-0"

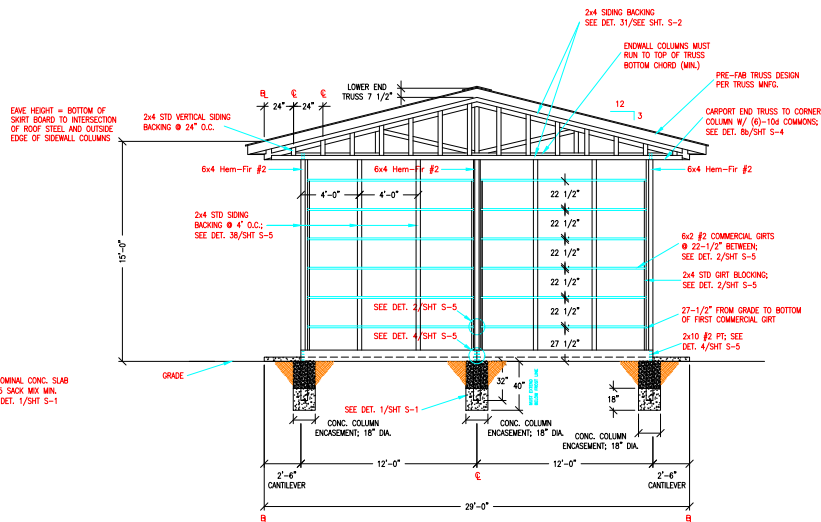


9 ROOF PURLIN TO REAR ENDWALL TRUSS
S-4 SCALE: 1-1/2"=1'-0"



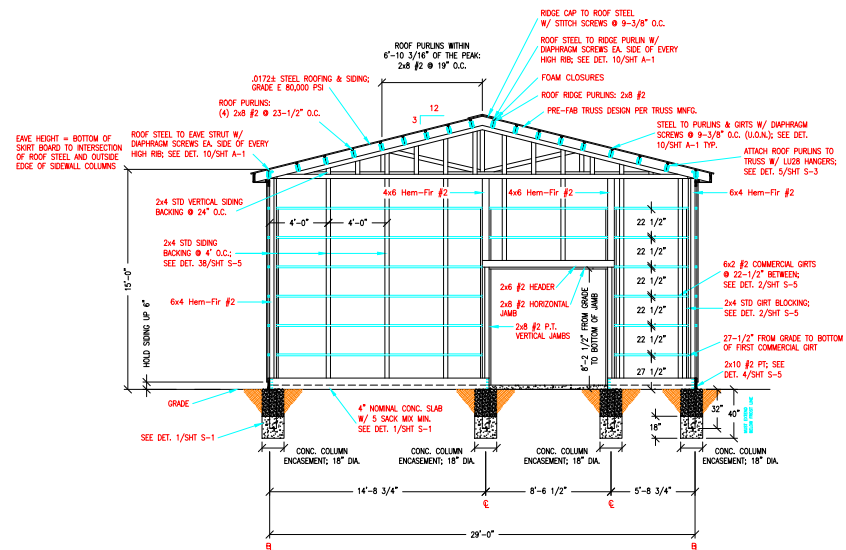
REAR ENDWALL FRAMING

SCALE: 1/4"=1'-0"



CARPORT ENDWALL FRAMING

SCALE: 1/4"=1'-0"



PARTITION WALL FRAMING

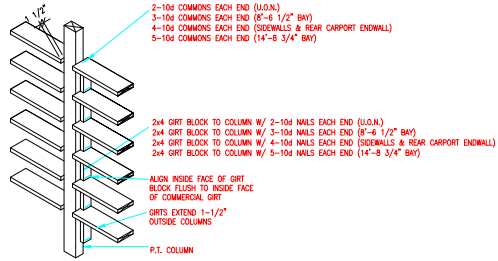
SCALE: 1/4"=1'-0"

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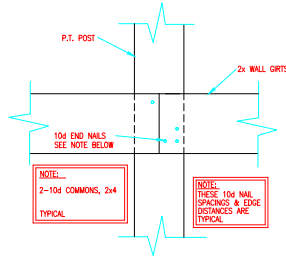
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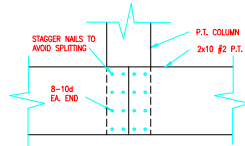
S-4.1



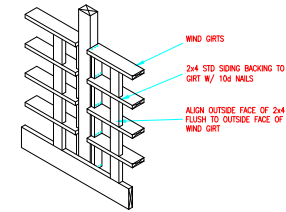
2 GIRT DETAIL
S-5 SCALE: N.T.S.



3 2x GIRT TO COLUMN
S-5 SCALE: 1-1/2"=1'-0"



4 2x10 P.T. SKIRT TO COLUMN
S-5 SCALE: 1-1/2"=1'-0"



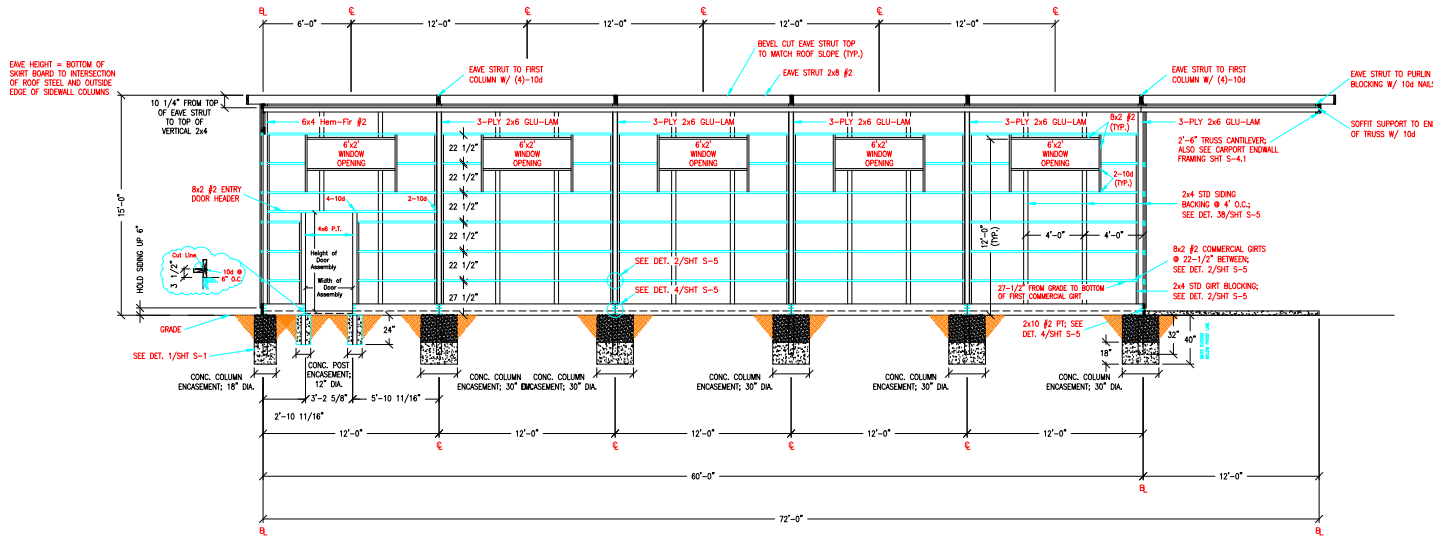
38 2x4 SIDING BACKING DETAIL
S-5 SCALE: N.T.S.

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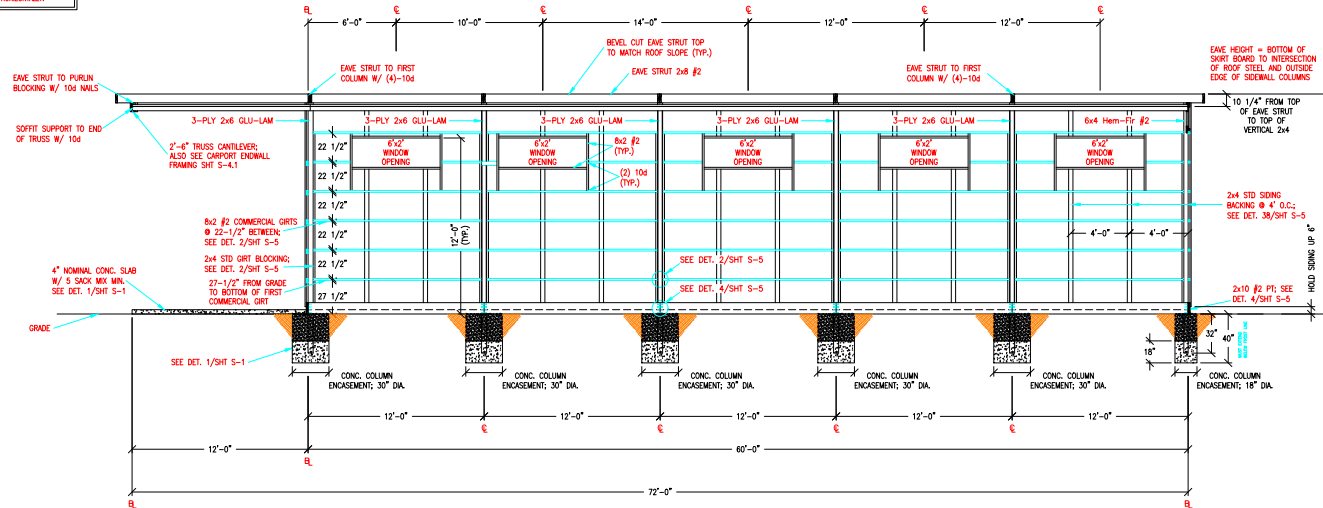
S-5



RIGHT SIDEWALL FRAMING

SCALE: 1/4"=1'-0"

TEMPERED GLASS IS REQUIRED FOR ANY WINDOW PANEL WHICH HAS A VERTICAL EDGE WITHIN 24" OF A CLOSED DOOR, AND WHOSE BOTTOM EDGE IS LESS THAN 40" ABOVE THE FLOOR OR WALKING SURFACE. OR, IF ANY GLASS PANEL IS ALL OF THE FOLLOWING: GREATER IN SIZE THAN 8 SQUARE FEET, THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE IS OVER 38" ABOVE THE FLOOR, AND ANY WALKING SURFACE IS WITHIN 36" HORIZONTALLY.



LEFT SIDEWALL FRAMING

SCALE: 1/4"=1'-0"

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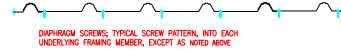
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SHEET NO.

S-5.1

THE FOLLOWING MINIMUM ROOF DIAPHRAGM REQUIREMENTS ARE NEEDED:

- * ROOF STEEL: 26 GAUGE, 36" WIDTH
- * FIELD SCREWS: $\frac{1}{2} \times 1\frac{1}{2}$ " @ 9" O.C.
(ONE NEXT TO EACH HIGH RIB-4 PER PANEL)
- * EAVE AND RIDGE PURLIN SCREWS: $1\frac{1}{2}$ " DIAPHRAGM AT BOTH SIDES
OF EACH MAJOR RIB (8 PER PANEL)



STEEL SHEETING SCREW PATTERNS

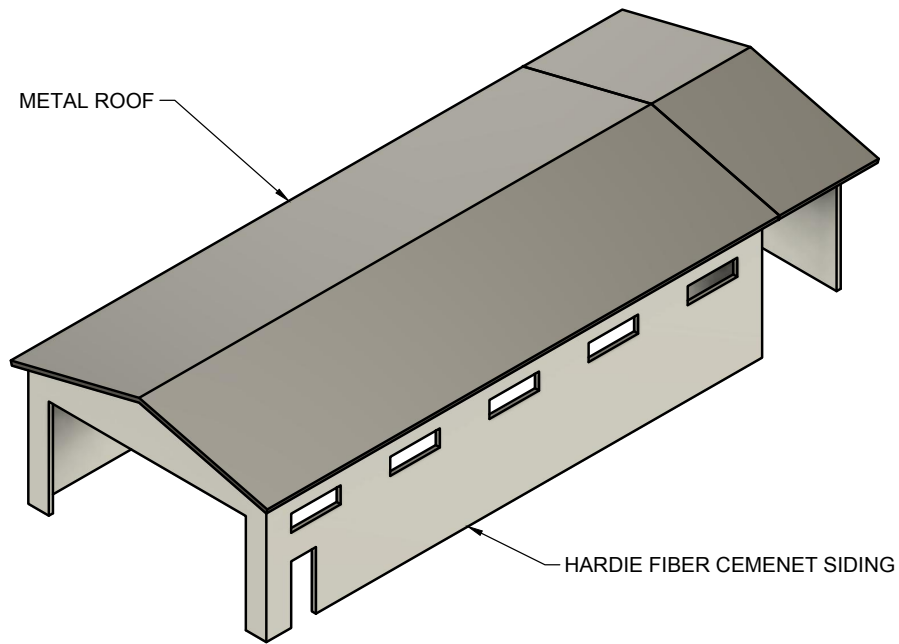
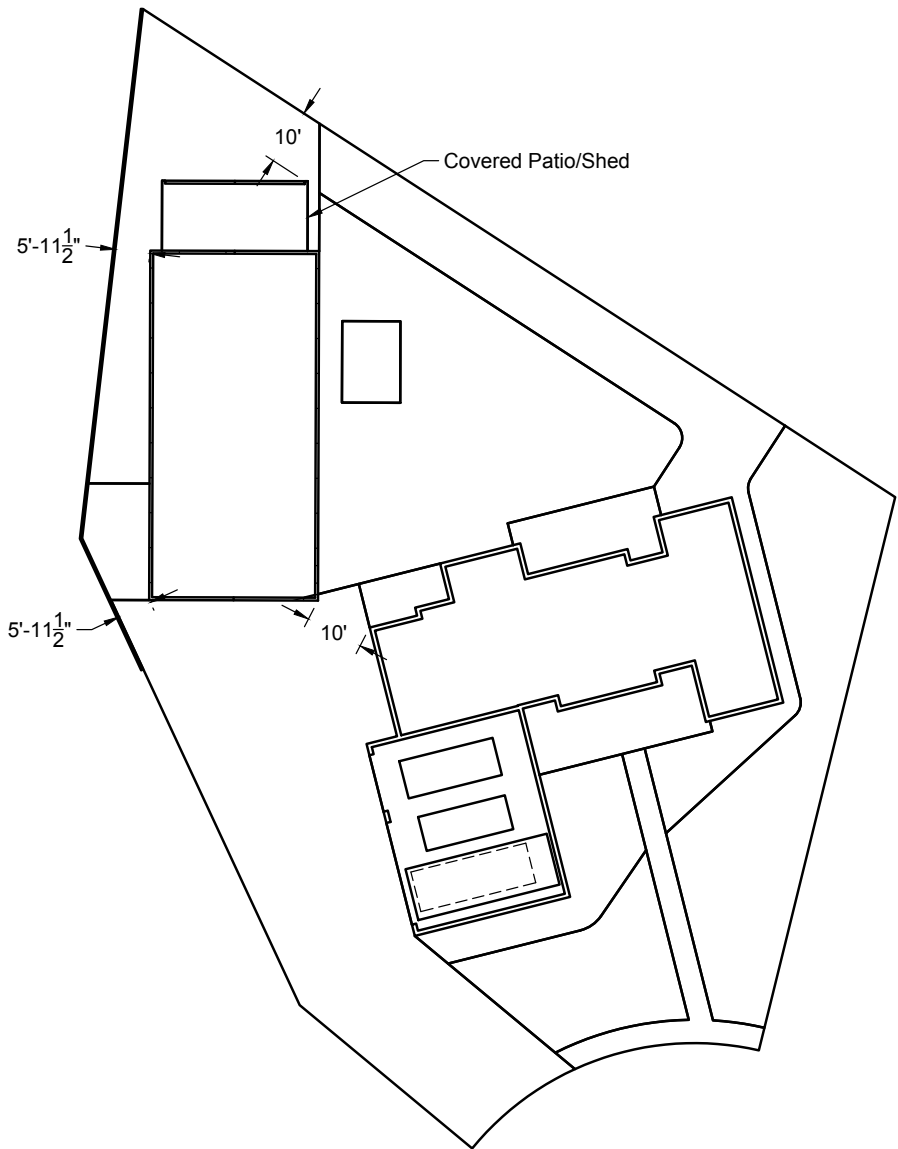
[illegible]

STEEL CUTTING – ROOF

JOB SITE ADDRESS: 1396 WEST 9950 SOUTH; South Jordan, UT 84095

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Browns Valley, MN 56219-4064
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A-1



		PROJECT			
		House			
		TITLE			
		The Barn 3.0			
APPROVED		SIZE	CODE	DWG NO	REV
CHECKED		B			
DRAWN	Travis Evans	4/12/22	SCALE 0.001324	WEIGHT	SHEET 2/3



Assessor

SLCo > Assessor > Parcel Search > [Parcel 27104270680000](#)

Parcel Details

This page shows the assessor's CAMA data, as it was, on May 22, 2022, and will not change until the next tax year.

Residence Record		Parcel Record	27104270680000	Land Record
Building Style	LC	Owner	EVANS, TRAVIS; JT EVANS, KIRA; JT	Record ID
Assessment Classification	P	Address	1396 W 9950 S	Lot Use RESIDI
Exterior Wall Type	SO	Total Acreage	0.38	Lot Type PRIMA
Roofing	AS	Tax Class Id	-	Land Class
Central AC	Y	Property Type	111 - SNGL FAM RES	Income Flag
Heating	C	Tax District	38	Seasonal use
Owner Occupied		% Exempt		Influence
Number of Stories	2.0	Exempt Type		Type
Total Rooms	11	Building Permit		Influence
Bedrooms	4			Effect
Full Baths	3			L Assessment
3/4 Baths				Class
Half Baths	1			Lot Depth
Number of Kitchens	1			Acres
Finished Fire places	1			Zone
Year Built	2018			Sewer
Effective Year Built	2019	Valuation / Tax Year	2022	Number Lots
Interior Grade	G	Land Value	\$ 235,600	Lot Shape
Exterior Grade	G	Building Value	\$ 696,700	Lot Location
Overall Grade	G	Market Value:	\$ 932,300	Neighborhood
Interior Condition	E	Tax Rate	not set	Nbhd Type
Exterior Condition	E			Nbhd Effect
Overall Condition	E			Topography
Visual Appeal	A			Traffic
Maintenance	M			Traffic
Conformity	E			Influence
Livability	A			Street type
				Street Finish

Primary Kitchen Quality	M
Primary Bath Quality	M
Main Floor Area	1684
Upper Floor Area	1392
Finished Attic Area	
Above Ground Area	3076
Basement Area	1995
Finished Basement Area	
Finished Basement Grade	
Carport Surface Area	
Attached Garage S. Area	
Builtin Garage S. Area	980
Basement Garage S. Area	
Percent Complete	100

Value History / Tax Year

	ID	Land Value	Building Value	Market Value	Tax Rate
2021	1	\$ 188,500	\$ 550,900	\$ 739,400	.0112860
2020	1	\$ 145,800	\$ 541,400	\$ 687,200	.0120400
2019	1	\$ 137,500	\$ 367,800	\$ 505,300	.0122490



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