

WHATCOM COUNTY

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WOOD POST FRAME BUILDINGS POLICY

Post frame buildings are not "Conventional Light Frame Construction" as defined by the International Residential Code (IRC) and International Building Code (IBC) and should be engineered to justify the design. However, Whatcom County may not require an engineered analysis for your building permit if all of the following conditions apply:

1. Maximum main building area is 1152 square feet (24' x 48') with a length to width ratio of 2:1 or less.
2. Trusses span 24 feet (7.32m) or less, 2x12 DF #2 rafters span 12 feet (3.66m) or less; snow load is no more than 25 psf.
3. Bay spacing is 12 feet (3.66m) or less, building is one story, and rectangular in shape.
4. The eave height is 12 feet (3.66m) or less, the roof style is straight gable or shed (*one roof level*), and the roof pitch is 5/12 or less.
5. Opening in end walls is no greater than 50% of the area of the wall, (*not including gable area*) and end wall (*including gable area*) is braced with APA rated sheathing nailed to wall girts.
6. The posts are 6x6 Hem/Fir #2 or better and treated for ground burial.
7. Post embedment is 4 feet (1.22m); minimum footing diameter is 18 inches (457mm) when a 4-inch (102mm) concrete slab is installed; minimum footing diameter is 24 inches (610mm) without a slab; 6-inch (152mm) concrete punch pads installed below the posts; all post-hole backfill is concrete.
8. Truss to post connections are minimum 5/8-inch (1.27mm) machine bolts with galvanized washers. **Bolting through truss plates not permitted.** Truss blocks (DF#2) are minimum 2x6 x 18 inches long with at least 2 – 5/8inch (1.27mm) machine bolts with galvanized washers.
9. Purlins and girts are 2x6 DF #2 or better. Girt to post connection is 3-16d hot-dipped galvanized nails or stainless steel nails.
10. Skirt board to be pressure treated 2x8 minimum. All fasteners used to connect with or to skirt board shall be hot-dipped galvanized nails, stainless steel nails or equal.
11. Siding and roofing material is at least 29-gauge steel (*or T-111 or other APA rated exterior sheathing with all edges blocked*).
12. The end wall diaphragm is attached to the truss top chord (*full sheet steel to roof or lapped and screwed to truss or girt*).
13. The plans are drawn to-scale ($\frac{1}{4}'' = 1'$) fully dimensioned and complete enough to determine that the building will meet minimum code requirements. (*Foundation plan w/ column locations, Floor plan showing windows doors and walls, Roof framing plan, Section view Connection details and Elevations*)

These parameters do not include buildings designated as Occupancy A, E, H, or I, per the current adopted edition of the IBC.