

Sutherlands Pole Barn FAQ

Q: What makes Sutherlands Barns better than their competitors?

A: Sutherlands builds every building with pride. The trusses are set on 4' or 5' centers, unlike many post-frame builders that set their trusses on 8' or 10' centers in order to cut costs. The trusses are a key element of a building's integrity. The more trusses you have, the better the structural integrity. Our trusses are engineered for the location that the building is going to be constructed in. Several other companies will either build their trusses on the job site or they send a standard factory built truss that was never engineered properly. We also run our end posts all the way up to the top chord of the truss, rather than stopping at the bottom chord and using a "dummy" truss. This gives our buildings greater structural integrity, as well as a higher wind load resistance. We NEVER use sheet metal known as "seconds", which typically does not carry a manufacturer's warranty. We only use #1 Primary American Made Metal, produced by the most reputable metal suppliers in the industry. We use solid sawn posts that are fully treated, unlike other companies that will only use treated lumber in the ground and untreated lumber above the ground. These posts typically consist of 2x6s that are glued or nailed together; therefore the strength is only as good as the glue or the nails. We set our posts 30" (minimum) into the ground for a more solid footing and to ensure that the post is below the frost line.

Q: Do I need to have the building pad level?

A: Yes. Sutherlands does not provide excavating. You should have the building pad as level as possible. Sutherlands will level the building with the highest part of the ground. If the ground is not level there will be a gap under the building where the ground slopes. The ground needs to be within 6" to 8" of being perfectly level in order to use our standard pole lengths. This may require hiring an excavator or using a builder's level to determine if the ground is level. If we are pouring concrete the pad needs to be perfectly level because we base the amount of concrete supplied on that a level pad.

Q: What happens if Sutherlands begins the construction of my building and they determine that the building pad is more than 8-inches out of level?

A: This may require some additional material (longer poles) in order to begin construction so a delivery may be required from Sutherlands. The cost for any additional materials and deliveries must be paid by the customer. Some people want to put metal skirting at the bottom of the wall to cover the gap caused by the slope of the ground. Sutherlands does not recommend skirting because it will make the building appear unlevel. Skirting will require additional material and labor at a cost to the customer. Additional cost will also be incurred by the customer if the building crew is forced to pull off the job while the building pad is corrected or if they are forced to wait for additional materials. Ask our sales representative for more information about preparing your site.

Q: Can I pour a concrete slab in the building after the construction is completed?

A: Yes. Sutherlands uses a 2 x 6 MCA treated bottom plate around the bottom of the building. This board can be used as a form for pouring a concrete slab. Concrete can normally be poured through the large door opening. If the concrete contractor requires additional access to pour the concrete then some wall metal could be left off and installed by the customer after the concrete is poured.

Q: Can Sutherlands provide the concrete slab for my building?

A: Yes. Most of the time we can coordinate the concrete for your building, but this is typically limited to 60 mile radius of our store. Ask a sales representative for specific information.

Q: Do I need to have a permit to have a Pole Barn constructed on my property?

A: Maybe. Some counties or cities will require a building permit. The building requirements and restrictions are very different in every area. It is the customer's responsibility to check with the local building inspection office to identify any building restrictions that may be enforced. The customer is responsible for the cost of a building permit, if one is required. Sutherlands can provide detailed construction drawings and talk with the building inspector to assist in the process of obtaining a permit or determining if one will be needed for construction of a Pole Barn.

Q: Can Sutherlands make any changes to their construction in order to meet local building codes?

A: Yes. Sutherlands needs to be aware of your local building requirements and can modify their standard construction to adapt to your local building codes. Factory engineered trusses are used on all buildings (unless it is a rafter application; porch, shed, RCA). Changes to our standard construction must be reviewed by our engineering department and priced by our sales department.

Q: Do I need to have electricity at the job site?

A: No but if there is not an electrical outlet available within 150ft from the building there will be a one time fee of \$150.00 to cover generator use costs.

Q: What happens if the builders encounter rock while digging the holes?

A: A Daily Fee of \$150.00 for Jackhammer Rental and an additional fee of \$45 per hole for difficult digging will apply if the holes cannot be drilled with a hand held auger in a reasonable amount of time (typically requires five minutes per hole). If the auger and rock bars cannot provide adequate post hole depth, then the customer will be responsible for paying for necessary equipment to get the holes dug. Equipment would typically consist of a jackhammer and compressor (which can be rented from a local supplier). In some cases a bobcat w/auger or a drilling rig may be required. The builder will determine what type of equipment will be needed.

Q: Is there any advantage to use Galvalume metal instead of Galvanized metal?

A: Yes. Galvalume metal has a protective coating and has materials in the metal to prevent rust. Galvalume metal has a 25-year limited warranty, but Galvanized metal does not have an extended warranty. Galvalume and Galvanized metal have a silver finish.

Q: What is the difference between 29 gauge and 26 gauge metal?

A: 29 gauge metal is in the range of .014 to .017 thickness, while 26 gauge metal is in the range of .018 to .021 thickness and is available at additional cost.

Q: If I use painted metal on my building, can I use more than one color?

A: Yes. It is very common to use as many as three different color options. Sutherlands has more than 16 different colors to choose from. Color charts and color chips are available for approval. Colors are normally indicated for the roof, walls, and trim, sliding door, wainscoting.

Q: How do you work out the payment of the building?

A: Sutherlands collects half of the contract price upon approval of building package agreement and the balance is collected when the building is completed. The first payment is given to the salesperson upon signing the package agreement and the second payment is given to the builder. Sutherlands accepts cashiers' checks or major credit cards for payment.

Q: When I submit a contract, how long does it take before construction begins?

A: Sutherlands will always strive to work around your schedule on deliveries and construction. Sutherlands constructs each building in the order that it has received a down payment. Weather conditions and production will affect the lead time. Based on the time of year you build will dictate lead times for construction. A representative from Sutherlands will contact you prior to delivering the materials to arrange a day and time for making the delivery. We will also contact you prior to the arrival of the builders (typically within 7 to 14 days before a projected start date) so that you can make arrangements to meet them at the building site.

Q: Can I purchase a material kit from the Sutherlands and construct the building myself?

A: Yes. Sutherlands can provide material kits for any size building. Detailed construction drawings are available for construction assistance. Factory built trusses are available to eliminate the task of constructing the trusses on site. Sutherlands has insulation, walk doors, windows, ridge vents, cupolas, horse stalls and all the hardware and accessories that you will need to construct your building.

Q: Can Sutherlands install an overhead door in my building?

A: Yes. Sutherlands can provide an Overhead Door. We stock insulated overhead doors for less noise and better insulating values. Most doors require 16" to 24" of clearance. The wall height of the building will dictate the height of the door that can be installed.

Q: Will I need to pay any additional taxes for my building?

A: No. All applicable taxes are included in the price of your building.

Q: Can I use my farm tax exemption number?

A: Maybe. If you live in Oklahoma and the building will be used in the area of a farm it can be tax exempt. The customer must have a valid tax ID and the building must be delivered to the property it will be assembled on. Arkansas does not allow agricultural exemptions for buildings or improvements to real property.

Q: What is the life span of the treated lumber?

Standard posts have a .40 CCA treatment. The manufacturer has a limited warranty for 40 years, but the life span of the post should far exceed 40 years. A .60 CCA treatment is available for additional cost and has a 60-year limited warranty from the manufacturer. Post Protectors are also available to offer additional protection from moisture and termites.

Q: How should I ventilate my building?

A: Sutherlands uses vented ridge caps if you want to ventilate the building. Other options such as gable vents and exhaust fans are available. Any of these products will offer sufficient ventilation and can be used in combination with each other.

Q: Why don't you have a price list?

A: Due to the many buildings and options that are available, it is difficult to have an accurate price list available. Contact one of our sales representatives or use our online quote request for pricing on any building. Delivery charges and local building codes can affect the price of your building.

Q: What type of horse stalls can Sutherlands install in my building?

A: Sutherlands offers factory produced stall fronts. Our stalls offer flexibility for color customization and options such as: swing-out feeders, drop down doors, etc. All stalls are powder coated for maximum durability and the quality of these stall fronts is unmatched in the industry.

Q: I have always heard that skylights leak: Is that true?

A: The truth is that skylights require maintenance. Unlike the rest of your pole building, which is virtually maintenance free, skylights may need to be re-caulked every 3-5 years to prevent leakage. Sutherlands Fort Smith does not install skylights in the roof because of inherent problems. We do however install Eavelights that run the length of the top of the eave of the building. (Typically 31inches depending on wall height)

Q: Will my metal building have condensation?

A: Maybe. The laws of physics dictate that a metal building exposed to humidity will collect moisture at times. However, if you insulate your building or use a concrete floor, or both, you will virtually eliminate condensation.

Q: What is the difference in wall height and ceiling clearance?

A: The post-frame industry uses outside wall height as the industry standard for measuring size. A 10' wall height (or eave height) does not mean that there is 10' of clearance inside your building. Typically if you have a 10' wall, your clearance inside is approximately 9'4" because of header plates and ceiling joists. If you build up your floor with concrete then you will take away additional clearance. Sutherlands Fort Smith list the interior height of the building on our quotes (the height from the floor/ground to the bottom of the truss so your actual outside metal length will be longer. For Example on a 10ft Building the wall metal height on the outside eave wall will be approximately 10ft 9in.

Q: Does Sutherlands build custom buildings?

A: Yes. Sutherlands can customize your building to fit your needs within certain boundaries. We can build wall heights of 10', 12', 14', 16' and 18'. We can build any width up to 40' and any length imaginable. We allow the customer to select the options that they desire and determine the location for all door and windows, as long as the structural integrity of the building is not jeopardized.