

# Town of Groton

101 Conger Boulevard, PO Box 36, Groton, NY 13073  
**Code Enforcement Officer -- Gary L. Coats**  
607-898-4428

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## Basic Pole Barn Construction

### What will the floor be made of?

If vehicles are to be stored – the floor cannot be a combustible material.

If **Concrete Pad** then:

- a) Minimum of 3 ½” thick/ re-enforced fiber or mesh
- b) May be monolithic/ Alaskan design- perimeter must be thicker than floor (ask Code Enforcement Officer for dimensions)
- c) Concrete to be on compacted gravel
- d) Should be constructed on undisturbed soil.

### Poles:

Dimensions to be determined by building size and height

Buildings cannot exceed 20’ – ground to peak without Zoning Board of Appeals approval

All setbacks shall be met- setbacks vary from zone district to zone district, in most zones setbacks are easily achieved.

All holes for pressure treated posts shall be 42” deep, concrete may be used at base of hole, but concrete shall not surround the post.

Poles shall be pressure treated and set in ground a minimum of 42” any concrete placed in hole shall not surround the pole

If no sheathing is used, corner bracing is required

Supply truss spec sheet that shows 40# of ground snow load

All trusses or rafters require hurricane strapping

Supply material list for sub-roofing and roof

### Is the Pole Barn/ Garage to be heated?

If yes—what type of heat and building will need to meet NYS Energy Standards

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**Will the Pole Barn/Garage be supplied with water/sewer?**

If yes—you may need a permit from Tompkins County Health Dept.

All plumbing shall be inspected/ tested prior to enclosure.

**Will the Pole Barn/ Garage be supplied with Electricity?**

If yes—all electric shall be inspected by a certified underwriter.

**Basic Inspection Schedule by Code Enforcement Officer:**

- Before pour of floor
- Inspect depth of holes
- Framing
- Final- completely done, all Building Permit Requirements are met
- Issuance of Certificate of Completion

**This is just a list of a few Pole Barn Construction questions that I commonly receive—This is not meant to be a primer on Pole Barn Construction, but merely an informational tool.**