



PRE-MANUFACTURED METAL BUILDINGS

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
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Promoting the Wise Use of Land • Helping to Build Great Communities

Metal Building Fabrication

Metal buildings are almost always prefabricated off site and shipped to the job to be assembled. Generally the structural steel frame components, columns and beams, are bolted together with high strength (A325 or A490) bolts and no field welding is required.

Special Inspection

According to section 1704.3 in the California Building Code, "Structural Welding" requires special inspection by a qualified welding inspector who has been approved by the Building Official. Shop welding is NOT exempt unless the shop is an "**Approved Fabricator**" in accordance with section 1704.2.2.

Approved Fabricator

If the shop is an *Approved Fabricator* it should be stated on the plans with their approval number listed. The International Code Council (ICC) and the International Accreditation Service (IAS) are well known agencies that have programs established for certification or approval of metal building fabricators. We will verify the approval number by checking with the Approval Agency.

If the building manufacturer is listed as an *Approved Fabricator* they are not required to have outside welding inspection or submit welding inspection reports as they have established Quality Assurance procedures and their own inspectors on staff. They are required to submit a "*Certificate of Compliance*" to the building official (inspector) in order to verify that the building was indeed fabricated by the *Approved Fabricator*. This *Certificate of Compliance* must be provided to the building inspector at either the foundation or framing inspection.

Many small building manufacturers sub out the structural steel (red iron) to other companies that may be an *Approved Fabricator*. If this is the case, the "*Certificate of Compliance*" must come from the company that actually does the steel fabrication.

Not Approved Fabricator

If the building manufacturer is not an *Approved Fabricator* they must submit *welding inspection reports* to the building official from an approved testing agency. The testing agency must be approved by the building department before the permit will be issued.

The field inspector should be given a copy of the welding inspection report at either the foundation or framing inspection.

Foundation for Metal Building

The foundation for the building must be designed by a state licensed engineer or architect based on the building loads and site conditions. Typically this is not provided by the metal building manufacturer. If this is the case, you must contract with an engineer or architect licensed in California to provide the foundation plans for the building.

METAL BUILDING PERMIT SUBMITTAL CHECKLIST

Provide 2 complete sets of building plans with supporting documents & 3 copies of the site plan

SITE / TOPOGRAPHIC PLAN (DRAWN TO SCALE)

- _____ Assessor Parcel Number / Street Address.
- _____ North arrow / Scale
- _____ Owner's name
- _____ Property boundaries with dimensions & fronting street(s)
- _____ Location of proposed structure & driveway
- _____ Location of all existing and proposed structures including buildings, well, septic tank and leach fields
- _____ Setbacks (distance from proposed structure to property lines & other buildings)
- _____ Existing / Proposed contours (A grading permit may be required if applicable)
- _____ Site drainage
- _____ Spot elevations/Finish grades
- _____ Finished floor elevations

METAL BUILDING – “APPROVED FABRICATOR”

Please provide a copy of the metal building manufacturer's current "certificate of registration" as an approved fabricator as provided for in section 1704.2.2 of the California Building Code. This report is subject to review and approval by this department.

Also note on the plans that a certificate of compliance from the manufacturer is to be submitted to the building inspector prior to approval of the building structural frame.

OR

PRE-APPROVAL OF SPECIAL INSPECTORS

If the building manufacturer is not currently listed as an "Approved Fabricator" by an agency recognized by this department, welding inspection reports from a special inspection and testing firm are required as outlined in CBC sec. 1704.3. **Please provide name and qualifications of the inspection/testing firm for approval by this department.**

FOUNDATION

Typically the metal building manufacturer does not provide the foundation plans for the building. In addition to the building plans, you must provide foundation plans & calculations for the building designed by an engineer or architect licensed in California.

SOIL TESTS

Soils analysis, Expansive Index Test, Geologic Report, Percolation Test may be required based on your project and site.