

**From:** [MikeThePoleBarnGuru](#)  
**To:** [kcbooc](#)  
**Subject:** Kootenai County Building Code Proposals  
**Date:** Monday, February 26, 2018 4:25:30 PM

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To whom it may concern;

I will first qualify myself - I attended the University of Idaho in architecture. I was a manager or owner in the prefabricated wood truss industry for over 20 years. I've been a registered general contractor in four states, In 1987 I joined ICBO (they write the Codes) as well as ASAE (American Society of Agricultural Engineers) and was a sitting member on the committees which established the huge majority of the structural design criteria for post frame (pole) buildings. I have had the privilege of being involved in the structural design of nearly 20,000 buildings in every U.S. state. I am a contributing writer for *Rural Builder* magazine.

In my humble opinion - anyone who wants to "run bare" without Building Code minimum standards being applied to their new structures is out of their freaking mind.

The Building Codes are designed specifically to protect the safety and lives of those who occupy (or are in the vicinity of) structures. The Code requirements are 'minimum' standards, which are just scraping by - however something is better than nothing. For residential occupancies, the risk (under Code) is a once in every 50 year probability of the design loads for a given home to be exceeded! And yet there are some who would do away with even this minimal amount of protection.

I am not at all an advocate of governmental intervention, however only a fool acts as their own engineer. I deal, on a daily basis, with challenges posed from new building owners who have had under designed buildings constructed in jurisdictions which do not require structural plan reviews.

Having accurate information about snow loads is crucial to proper structural design. The 2015 edition of Ground Snow Loads for Idaho was produced by the Department of Civil Engineering at the University of Idaho. Based upon 31 more years of snow fall study than the previously used document - it appears Ground Snow Loads in Kootenai County should range from 43 to 100 psf (pounds per square foot) depending upon one's location within the county.

Several factors go into calculation of  $P_s$  (sloped roof snow load) from  $P_g$  (ground snow load) including exposure to wind, is structure heated or not, importance of building, slope of roof and roofing material. In many instances the calculated  $P_s$  load is going to be higher than the currently accepted 40 psf. Will this add to construction costs? Yes. Will it help prevent failures and possible loss of life? Yes.

What is the value of even a single life?

Rather than throwing the baby out with the bath water, my advice is to require every single building to be designed per the most current edition of the Codes to include

plans and calculations which are sealed by a Registered Design Professional (architect or engineer).

Please do not hesitate to contact me with any questions or concerns.

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Best Regards ~ Mike Momb, the Pole Barn Guru

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