

AN OUTLINE FOR BARN PLANNING & CONSTRUCTION

Courtesy of Circle B Barn Company
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REMEMBER - CONSIDER FUNCTION FIRST, AESTHETICS SECOND!

1. Floor plan - Design & develop practical, user-friendly floor plan/master plan for your barn, encompassing the needs of the barn-owner and comfort and safety of horses.
2. Site Plan - When locating barn site, take into consideration the following:
 - a. Driveway placement and access
 - b. Fencing/Gates
 - c. Deliveries - shavings, hay
 - d. Farrier/vet accessibility
 - e. Drainage
 - f. Paddock areas
3. Frame - What type of barn framing is desired and/or required?
 - a. Pole-barn framing
 - b. Bolted timber frame (full or partial)
 - c. True mortise & tenon framing
4. Ventilation - Horses need LOTS of fresh air circulation - plan for that!
5. Water System - what will work best for you?
 - a. Frost-free hydrant(s) - how many?
 - b. Automatic waterers - what type and where
 - c. Hot water heater
 - d. Wash stall
 - e. Sink
 - f. Toilet

6. Heat (if any) - what type? Where?
7. Stall Size - To comfortably suit height & size of horse
 - a. Dutch doors for turn out?
 - b. Stall front grills (standard, or with feed holes or doors?)
 - c. Hay racks/fixed feed buckets, etc.
8. Aisle Size - Maximum width allowable for safety of people and horses
 - a. Mats? Cement?
 - b. Finish ceiling? (No cobwebs)
 - c. Fans?
9. Loft -
 - a. Access - # of doors & hay drops
 - b. Stairs or ship's ladder
 - c. Storage for hay, tack, or what have you
 - d. Living space/groom's quarters
 - e. Vented by cupola?
10. Electrical -
 - a. Lighting
 - b. Heat (heat lights over wash stall, baseboard in tack room, etc)
 - c. Outlets
 - d. Phone
 - e. Cameras

SEQUENCE OF EVENTS

1. Planning stage (see previous outline)

2. Select builder

When selecting a builder, make sure you are comparing “apples to apples” on pricing. If you’re deciding between several builders, take the time to go see barns they have built to be able to clearly compare what you’ll be getting from each builder. Also, read the proposals carefully to ascertain what is NOT included, as well as what IS. Keep in mind that one barn style can have many different prices based on the different builder’s methodology; conversely, a customer may have similar pricing from different builders but the barns are totally different from each other.

3. Create plans and submit for permitting

4. Begin site work

5. Construction process

a. Establish # of crew and estimate time for completion

b. Co-ordinate subcontractors

i. Electrician

ii. Plumber

iii. Painter, etc.

6. Completion (obtain occupancy permit - responsibility of customer or of barn builder if general contractor).

7. Contractor finishes clean-up and move-out