

## Barndominium FAQs

**1. Do you have plans we can look at?**

We have a pdf file of plans from every project we have built and several more. We welcome you to reference them to gather ideas.

**2. Do we need to have blueprints before we start?**

No, not necessarily, but having an idea of what you want is helpful. We can assist you with the design process and draw a buildable plan.

**3. Do you have sites you can recommend I start looking for floor plans for this type of structure?**

We don't have any that we recommend but we do like people to be aware that a lot of the post frame designs that are out there are not designed for our northern climate. However most interior designs can be used with slight edits.

**4. Who draws up my house plan?**

We have a draftsman in house with post frame drawing experience or you can get it drawn by someone else.

**5. Do I get to keep my house plan once its paid for?**

Yes, you would own the print for a one-time use.

**6. What floor plan options are available?**

We build custom, so the options are endless.

**7. Can floor plans be customized?**

Yes, if you have a blueprint already, or an idea of one, we can definitely customize it to your needs/wants and to our style of building.

**8. Does Sherman have any stock/standard designs that customers can choose from?**

Since we build completely custom, we don't have any "standard" designs.

**9. How long does a build like this take?**

There are many variables that affect build time, but in our turnkey contracts we say 120 working days.

**10. What is the price for a Turn-Key build?**

In 2023, our typical Turn-Key One-level New Home Project, including an insulated, heated attached garage, well and septic, was around \$150 per square foot. That means for a 2,600 SF project (1,700 living space plus 900 garage) was around \$390,000. Some projects were a higher square foot price and some were less. There are many factors that affect this number.

**11. What's included in above sf price?**

A complete build with interior and exterior finishes.

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### **12. What is the price for a “Craftsman”?**

There is no exact answer for this as a “Craftsman” can mean many different things to different people. A good rule of thumb would be to say roughly 25-30% less than a turnkey.

### **13. What is the price for an “Envelope” only?**

There is no accurate way to give a square foot number on a shell, as there are many factors that can affect the price (height, number of openings, how big those openings are, etc.), but with a buildable blueprint it can be figured fairly quick.

### **14. What is the price range of homes you’ve built?**

We’ve built homes from \$100,000 all the way to over a \$1,000,000.

### **15. For the sake of comparison, do you have an estimated cost per square foot to do a second story?**

A second story and/or a loft would roughly increase 30-40% for that second story square footage.

### **16. What is the cost of a driveway?**

There is no set cost for this, it all depends on the property you are building on.

### **17. Are a well and/or septic included in square foot numbers?**

Square foot numbers are just a rough number to give an idea of where a project might be. Many project go over those number and many come under. To say if a well or septic is included in that is tough because those are items that pricing varies greatly.

### **18. What are the different thickness of steel?**

Our standard is a 29 gauge, but upgrading to 26 gauge is an option.

### **19. Are all the colors the same price?**

All colors besides Native Copper and Patriot Red are standard prices. There is also an option for “crinkle” colors which add a bit of texture to the steel that are also an upgraded cost.

### **20. Are screws or nails used?**

Screws

### **21. Are bay windows an option?**

Our window company, Vector, does not offer bay windows anymore.

### **22. Are sliding doors an option?**

Yes, our window company, Vector, offers a sliding glass door.

### **23. Do you offer solar power?**

Yes, we have been a part of several solar power hook ups.

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### **24. Do you offer in floor heat?**

In floor heat is standard for our turnkey 1 level houses. It's arguably the most efficient source of heat in our northern climate.

### **25. Can we add onto the build later on?**

Yes. And if this is the plan from the beginning it's nice to plan that out ahead of time to save some costs later on.

### **26. What is a normal 2 car garage size?**

This is a tough question to answer, what is "normal"? Everyone has different vehicles and needs for a garage. We suggest you know what size your vehicles are and how much room you need around them.

### **27. What can we do to make it look less barn like?**

We offer many options for this, but depends on a person's budget, for example, stone wainscoting, roof eyebrows, 90-degree porches, valleyed garages, color breaks

### **28. Is there a minimum square footage you are willing to build?**

No, we build custom to your needs/wants. However, many townships/cities/counties do have minimum size requirements so do check with who has jurisdiction over your property.

### **29. Is there a maximum square footage you are willing to build?**

No, we build custom to your needs/wants. However, many townships/cities/counties do have minimum size requirements so do check with who has jurisdiction over your property.

### **30. Can barndominiums have basements?**

A post frame building cannot, as the foundation is poles in the ground, not block. You can certainly build a conventional home with a basement and steel the outside of it to give it the look of a barndominium.

### **31. Can you build onto existing structures?**

Yes, but this may not be the most economical way to get what you are looking for.

### **32. What is the maximum pitch allowed in a roof?**

We don't have a maximum but the most standard for us are 4, 5, and 6/12. Anything steeper than that adds some cost to the build.

### **33. What is the minimum pitch allowed in a roof?**

In our northern climate the minimum pitch on a gabled roof is 4/12, if building a monoslope roof, we can do a 3/12.

### **34. Is there a maximum side wall height?**

Not for us to build, however the area you are building in may have a maximum height.

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### **35. What do you do for storms?**

This is a concern for many people. There are multiple options but the most common is reinforcing a specific interior room in the house, for example: the pantry, it doesn't have any exterior walls and we reinforce it with plywood and adhere it to the concrete. We can not put a strength rating on the room but we know it would be the strongest room in the house.

### **36. How far can a truss span?**

60' is the widest we like to go.

### **37. Can you convert "this print" to a post Frame?**

Possibly, some designs can easily be changed to a post frame, others are not, just depends on the design.

### **38. What brand of windows do you use?**

We use Vector windows.

### **39. What type of fasteners are used?**

Our standard is exposed fasteners.

### **40. Is spray foam an option for insulation?**

Yes, however it's not standard for us.

### **41. Do you have a list of cities in MN that allow barndominiums?**

No, but you can call your local zoning office to see if post frame building is allowed.

### **42. How do I find out the building codes and zoning laws in my area?**

Contact your county to see who has jurisdiction over your property, could be the county, township, or city. Once jurisdiction is established, contact their zoning department about their specific building codes.

### **43. What zoning issues are most common?**

Some areas require post frame dwellings to be engineered.

### **44. Our land is not flat, can we do something to make it flat?**

Yes, dirt can be hauled in to fill a lot.

### **45. Do you have banks that finance these kinds of builds?**

We are not associated with any specific banks, but we do have many banks that have worked with us in the past.

### **46. What are the loan options available for a barndominium?**

A typical construction loan is needed.

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**47. Is it hard to get a loan?**

We have worked with a number of banks that give traditional loans on post frame builds.

**48. Do you offer in-house financing?**

We do not, but we do know of different banks that will finance our type of build.

**49. Can I get an estimate on two different plans?**

Yes, if you have two buildable plans we can estimate them both.

**50. Would there be anyone that could join us at the property to see if it's even buildable?**

We suggest first working with the real estate agent on this. If you don't get a deemed buildable certificate, then we can possibly assist.

**51. What's the difference between a partial build and a shell?**

We consider a shell an "envelope" so all the exterior components of a post frame build; exterior walls, roof, windows, exterior doors, garage doors, and steel to cover. The components that make the building stand and seal it together.

**52. Do you have a spec home we can see?**

We do not have any spec homes but have many pictures of homes we've built in the past.

**53. Do you have any photos of the insides of homes you've built?**

Yes! Check out our previous built projects by clicking the 'button' on our barndominiums page.

**54. Do you offer any out of season/ winter discount?**

No, we do not.

**55. Is mold an issue?**

We've never had this issue. Post frame buildings are built to the same code as a traditional built home.

**56. Who is in charge of getting electric to the build site?**

This is something the homeowner needs to do because they need to set up an account with their electric co-op.

**57. How energy efficient is a barndominium?**

Our buildings have to pass the same efficiency test as a traditional building. Some of our post frame features actually make them more efficient than a traditional build.

**58. What warranties are offered?**

We have the MN state building warranty.

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**59. How long is my contract good for once it is signed?**

A build schedule will be discussed at time of signing the contract.

**60. Who is responsible for lot and land prep?**

This depends on what is included in your estimate. Some people like to take care of this themselves, others want it done by us. Most dirt work/land prep is put on an allowance.

**61. Do I need to get my soil tested?**

Typically, a soil boring is required to obtain a building permit.

**62. Who is responsible for permits when building a DIY house**

If we are building a turnkey house, we pull all permitting, if it's more of a partial build we have the homeowner's pull the permits.

**63. Why is it cheaper to build one level?**

Things like floor trusses and stair systems are expensive and labor rates increase as we aren't building from the ground anymore.

**64. How much customization can be made to the home?**

As much as you'd like and of course how much your budget will allow.

**65. Do you build in Wisconsin?**

Yes, we are licensed in Wisconsin and Minnesota.

**66. Will you tear down existing structures?**

Yes, we can do demolition work.