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Building Site Requirements

Building and Zoning Permits

Every Knepp Buildings customer is **required** to contact their local township/municipality to obtain a zoning and, if necessary, building permit before the start of construction. The customer assumes all fees associated with the permitting process. Knepp Buildings will provide our insurance/licensing information and detailed drawings of your project (if necessary) to assist in the acquirement of your permit. If architecturally stamped drawings are required by your township/municipality/state, then additional architect and engineering fees will apply.

Concrete Floor

If Knepp Buildings will be providing a concrete floor in your building, and site preparation is **not included** on your contract, please follow the site requirements outlined below to ensure that your Knepp Building will provide you with years of dependable service. Failure to do so may result in additional charges after construction begins.

1. Remove sod, topsoil, and miscellaneous debris from desired building location. Leave topsoil on-site for backfill. Clear site an additional four feet (two feet each side) beyond actual building dimensions.
2. Should your building site need fill, place compacted runs of 2RC Gravel or Crushed Bank Gravel in 8” layers from level of stripped topsoil to a point 8” below the top of your desired concrete floor surface.
***** Use Nothing Larger Than Your Fist As Fill - We Need to Drill Through It For Our Posts *****
3. When construction of your building has begun, our foreman will inform you of the amount of Washed 2B Gravel needed to get your floor ready for concrete. You may choose to schedule the delivery yourself or the crew will schedule the delivery from one of our many suppliers. You are responsible for the gravel cost. Knepp Buildings crew will then spread the gravel in your building, install any necessary drains, and complete the final grade for your concrete floor. An adequate driveway must be provided for gravel and concrete truck access. If the concrete truck’s chute cannot reach your building’s overhead doors, then further labor charges will apply. Additional charges will be invoiced at the discretion of Knepp Buildings and JR Troyer Concrete. Knepp Buildings will not be responsible for any damage to existing asphalt, concrete, culverts, lawns, landscaping, etc. caused by our building process.