

Greenhouse Blueprints / Drawings

The greenhouse blueprints we offer conform to one or more of the industry's major national building standards in effect at the time they were drawn. As such, for most cities and states our house blueprints can be used as is. However, because of the variety of local building regulations your greenhouse plans may need modifications to comply with local requirements.

Local building codes are influenced by the needs of your area such as hurricanes, snow loads and climate. Some building codes may be affected by local laws or rules such as the need for engineering or architectural stamps.

Engineered, Stamped Drawings

One of the most important issues to confirm before purchasing a greenhouse (or any building for that matter) is whether your local building department will require an engineered structure for your location. Although most of our commercial grade greenhouses are engineered, your local building department may require proof of the building's sturdiness in the form of engineered, drawings stamped by a local licensed engineer which include load calculations for the greenhouse in question. We can have an engineer licensed for your state stamp and approve your plans. The cost for this service typically ranges from \$600 to \$1,500 dollars depending upon the type of greenhouse selected and the extent of engineering work that must be done. As part of this service, not only does an engineer review the plans, but the engineer may also need to change the standard plans to satisfy your current local building codes. Please note that it can take as long as 4 to 6 weeks to obtain stamped plans. For your protection, your greenhouse will normally not be scheduled for production until the completed plans have been approved by your local building department.

Below is a list of the most common changes required by local building codes:

Blueprint Changes for High Snowfall

In areas that experience significant snowfall, the roof may need to be strengthened to support heavier snow loads. This may require moving the support columns of the greenhouse closer together (typically from 12' to 10' centers), changes to the roof trusses, or increased foundation footers/piers in order to conform to the snow load requirements for your area.

Architect or Engineering Stamps

Your local building department may require that a licensed architect or engineer licensed in your state review the plans and put their seal on the greenhouse prints. A "seal" means that a licensed architect or engineer reviewed the plans and approved them. Most building departments (particularly in rural areas) do not require a seal; however, only your local building officials can tell you for sure whether there are any special requirements in your area. IGC can provide engineering stamps and services in all 50 states for an additional fee.

Seismic Changes

In California or parts of the west coast, there may be changes needed to meet local seismic codes. If you are in an area that has special codes due to earthquakes your plans may need to be modified to suit the building requirements for your area.

Plumbing, Electrical and Mechanical Plans

It is important to note that our stock greenhouse plans do not include plumbing, heating or cooling specifications or details. Upon request, our in-house engineering staff can produce submittal drawings showing basic details like equipment placement that a local plumbing or electrical contractor can use to create more detailed plans.