



BARNS & BUILDINGS

Creative Steel Solutions

FCP, Incorporated

Installation Guide

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INTRODUCTION

Congratulations and thank you for purchasing an FCP equine structure. At FCP we invest a great deal of time and commitment in ensuring that each and every one of our customers receives superior product, unparalleled services and customer support.

This manual outlines the proper methods for construction of FCP buildings. In order to ensure your structure is constructed correctly, the directions found in this manual must be observed.

Review all instructions before you begin assembly, and follow the step sequences carefully for correct results. Important information and helpful tips have been provided to help make your construction easier and more enjoyable.

If additional assistance is required for any reason, technical support is only a phone call away! With our in house design, engineering and manufacturing team we can easily answer questions and get you back on track in minutes.

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LOCATION & CODE

In many areas, zoning restrictions and local building codes regulate where you can place your structure.

In terms of outbuildings, zoning restrictions are designed to prevent homeowners from encroaching on their neighbors. The most commonly enforced restrictions are lot coverage, setbacks, easements and building height.

The extent of the restrictions depends on your city / county and the type and size of your structure. To find out, consult with your local building officials. They will advise whether you'll need a building permit and inspections.

While permits may seem a nuisance, they're in your best interest. An inspection can ensure that the structure you build will be compliant with municipalities now and in the future.

In some areas, structures below a certain square footage – typically 100-120 square feet are considered accessory buildings and may not require a permit. In the case of “open” structures used for animals and equipment check with your local building department for the use of AG Registrations or AG Exempt type permits.

Should you find that permits are required, you will then need to submit an “Engineering Plan Package” to your local planning department. This consists of (3) sets of drawings and (2) sets of structural calculations wet stamped by the engineer. You will also need to provide a current plot plan of your property. This is a foot print with property lines, streets, structures, septic tanks, leach fields (if any), distance of proposed project to property lines and site drainage, vicinity map, property address and APN number. Most building departments will accept a hand drawn plot plan, it does not need to be architectural quality. * See attached sample.

HIRING A CONTRACTOR

Whether you're hiring a concrete or installation contractor, here are some helpful hints to ensure your project runs smoothly and on schedule!

- **REPUTABLE**
Any contractor worth hiring will gladly give you references. Call and query these customers for their opinion.
- **LICENSE VERIFICATION**
Verify contractor's number and history with your State's License Board
In California: Contact Information
California State Contractors License Board (800)-321-3752
Or visit their web-site @ www.cslb.org
- **WORKERS COMPENSATION & LIABILITY INSURANCE**
Verify with contractor that all certificates are up to date and available for your review.
- **SUBCONTRACTORS**
Should your general contractor use subcontractors to perform trades (i.e. plumbing or electrical) verify that these contractors have their business licenses, workers compensation and liability insurance certificates current and available for review.
- **TERMS**
Have terms for payment clearing spelled out on the executed contract between yourself and contractor. Never pre-pay for work which has not been completed and final inspections have been passed.
- **PERFORMANCE / PENALTY CLAUSE**
To meet the expectations of both parties this option and its terms must be agreed upon and executed in writing to be enforced.

EARLY CONSTRUCTION PROCEDURES

SITE PREPARATION / GRADING

The single most important part of building your FCP structure is the extra time spent in site preparation for the foundation.

An un-level pad or one that is not completely flat can spell uncertain disaster into the finished structure, causing even larger problems later.

FCP highly recommends hiring a professional to do your site grading and pad work. If you are unsure or have questions FCP highly recommends purchasing a site evaluation package to assist you *before* your grader leaves the job. This will prevent any problems between the grading, concrete and installation contractors and you the property owner.

Your site needs to be cleared of debris and vegetation. The pad must be level and completely flat (within 1" of total variance) and should be graded 2 feet larger than your structure in each direction.

CONCRETE

Your concrete must be done per your engineered plans. Your concrete contractor is responsible to review the plans. If he should have any questions regarding these details, do not hesitate to contact our office for assistance. You may be required by the contractor to hire a concrete pumping service if accessibility to your pad does not safely accommodate a ready-mix truck.

ACCESS

It is the customer's responsibility to provide truck access. In most cases your materials will be delivered by local freight companies. There must be full access for the semi-truck with a 45 foot trailer to get directly to your installation site. NOTE: FCP and/or the designated carrier is not responsible for damage to driveways, either concrete or asphalt.

DELIVERY

FCP dispatch department will notify you approximately one week prior to your materials shipment. This will give you opportunity to make the necessary arrangement to have a forklift on site for the unloading process. We recommend the use of a 6,000 lb all terrain lift with 8' fork extension when off-loading barn wall components. Most freight companies have a standard operating procedure and require off loading to be completed within two hours of the drivers arrival. If you should exceed this time limit, the possibility of standby charges can occur.

BEFORE YOU BEGIN

“STUDY & REVIEW”

Familiarize yourself with the drawings for your project. Review details for walls, connections, hardware and fasteners. This will make for easier identification when installation begins.

“HAVE A PLAN”

Before the truck arrives... Take time to assess your job site. Locate the best possible place for the unloading and sorting of parts. Allow enough space for ease of moving heavy walls into position during assembly and fastening connections from the outside once erected.

“WATCH THE WEATHER”

Be sure that the days you select to install your building are dry and calm. Do not attempt to assemble your building during high wind conditions. The large surface on wall panels and roofing sheets act as a “sail” and can be whipped about by the wind making construction extremely hazardous. If high winds are possible, roofing materials must be sheltered, weighted, or otherwise protected from moving.

“TEAM WORK”

FCP highly recommends using a minimum (4) man crew working together to assemble your structure. While moving heavy walls and gables, team work is the key to avoiding back strain and possible injury.

SAFETY FIRST

The challenge of building your barn isn't cutting and nailing or screwing all the parts together... The real work is hefting heavy stall walls into position. A typical wall component weighs between 150 to 400 pounds depending on manufactured materials. Multiply this by 20 or so and it can add up to a long day and a sore back. That's why it's best to enlist the service of four strong helpers when it comes time to moving walls around!

As with any building project, it's important to protect yourself by wearing the appropriate safety gear and following all equipment manufactures guidelines for safe power tool operation. We recommend the following:

- Wear an approved back brace when hefting heavy walls.
- Solid wall panels should not be moved with no less than (4) men; one on each corner.
- Do not attempt to erect wall panels or roofing sheets in high wind conditions.
- Wear leather gloves when handling steel components as profiles may have sharp edges.
- Use safety goggles any time your work might send debris flying.
- Wear ear protection when working with power tools.
- Always wear steel toed shoes and long sleeved shirts while assembling structure.
- When using ladders make sure they are fully opened and on even ground before climbing on them.
- Keep children and animals away from assembly area
- Dispose of all plastic bags and shipment packaging safely and out of reach from children and animals.

TOOLS & EQUIPMENT REQUIRED

These are some basic tools and materials you will need for the construction of your building. It is always recommended you read the manufacture's operating instructions on any power equipment you may use.

- Back Brace
- Eye Protection
- Hand Gloves
- Steel-Toe Shoes
- 6000 Lb All-Terrain Forklift
- Reciprocating Saw (Saws-All)
- Circular Saw (Skill Saw)
- 2-1/2" Hole Saw
- Hammer
- 2500 RPM Screw Gun (5/16 and 3/8 Bits w/Magnet Required)
- Wrench / Nut Driver
- Roto-Hammer (5/8 Bit Required)
- Caulking Gun
- Tape Measure
- 8' & 12' Ladders
- Carpenter's Level
- Square
- String w/ Line Chalk
- Nail Bag
- Tin Snips

UNLOADING MATERIALS

We recommend the use of a **6,000 lb all terrain forklift with 8' fork extension** when off-loading barn wall components. Most freight companies have a standard operating procedure that requires off loading to be completed within two hours of the drivers arrival. If you should exceed this time limit, the possibility of standby charges can occur.

- All materials and panels have been checked for quality before shipment, but should be spot-checked for in transit damage before they are unloaded and stacked.
- It is very important to have a qualified forklift operator. Most of the materials will be banded together for ease of shipment. Use caution when unloading as awkward lengths and weights can be dangerous to those at ground level.
- Have at least two additional helpers to assist in the off loading. One to “spot” the forks and another to pull and place the 4 x 4 stickers on the ground.
- Remember to give yourself room to work around the stacks of walls and crates when it comes time for assembly lay out
- Never attempt to move walls by hand without the proper man-power

As the manufacturer, FCP provides you with a top quality, thoroughly tested kit and instructions for its assembly. Ultimately the quality and serviceability depends on how you build it; therefore we cannot guarantee the performance of your completed structure, and no representations are expressed or implied as to the performance or safety of your completed structure.

IMPORTANT!!!

*** You must read these instructions carefully before you start to assemble your structure.**

*** You must assemble this structure as per the drawings and according to the instructions within this manual.**

*** Do not alter or modify the structure, as doing so may result in an unsafe or unserviceable building.**

*** Do not overlook any of the important setup procedures. Carry out the steps in the order as instructed within this manual.**

ACCESSORIES

FEED PAN:

Drill 5/16" holes thru feed pans and wall at desired height. Insert carriage bolt and secure with washer and nut.

HAY RACK:

Attach to stall front wall behind feeder door with (2) #14 x 1" Tek screws. Drill 5/16" hole on divider wall, insert carriage bolt and secure with washer and nut.

WATERER:

Install per manufacturer's recommendations for your area and climate. Secure housing to wall with carriage bolt and secure with washer and nut.

BLANKET BAR:

Attach to stall door at desired height and attached with (2) #14 x 1" Tek screws.

TACK ROOM ACCESSORIES:

Saddle and bridle racks can be installed to tack room walls by screwing into wall channel with #14 x 1" Tek screws or pre-drilling a 5/16" hole and inserting a carriage bolt secured with a washer and nut.

STALL MAT:

Back fill stalls with desired base material keeping level to the top of footings. Lay stall mats down in a side to side / end to end pattern.

TURN-OUT PANELS:

Brackets shipped include those for common divider panels and end panels. Using #14 x 1" Tek screws attach barn to panel brackets on exterior wall channel. Clamp pipe panel to bracket.

STALL GUARD:

Hang stall guard in door frame so that it swings into stall and folds flat against stall front. Bottom of yoke should be in line with bottom of grill on stall front. This keeps a clean and uniform line to your stall fronts. Insert #14 x 1" Tek screws in each of the pre-drilled holes in hinges. Locate and mark on wall channel where trigger latch strikes when laying up again wall. Drill 1/2" hole for latch pin to lock into place when guard is not in use.

CROSS TIE POSTS:

Posts are manufactured with 3' provided for embedment. Use a 3' x 3' pier with concrete for proper and safe anchoring.

IN GROUND WASH RACK:

Posts are manufactured with 3' provided for embedment. Use a 3' x 3' pier with concrete for proper and safe anchoring.

ABOVE GROUND WASH RACK:

Attach to concrete slab with 5/8" wedge anchors.

CARE & MAINTENANCE

FCP highly recommends the following preventative procedures to be taken to keep your investment looking and performing in excellent condition for year to come.

METAL FINISH:

For long lasting finish, periodically clean exterior surfaces with a soft bristled broom and clear water. DO NOT use acetone, abrasive cleaners or other special detergents to clean wall panels. Interior zinc walls may be cleaned with non-acidic products. Bio-degradable Simple Green™ or organic soap solutions are safe for washing these surfaces and protecting your horse's health. Touch up scratches as soon as you notice them. Scuff surrounding area; wash it and apply touch-up paint per manufacture's recommendation.

NATURAL WOOD:

All wood material used in walls, ceilings, doors and trim requires immediate protection from the elements. Water proof sealers, natural oil stains or high quality exterior paints are recommended. Annual upkeep is required to maintain their protective qualities.

ROOFING:

Keep roof clear of leaves and debris which may accumulate and retain moisture. These can do double damage since they give off acid as they decay.

GUTTERS:

For maximum gutter efficiency keep trees trimmed back and debris from collecting on roof top. Check gutters before the onset of rains to make sure water is channeling towards downspouts, flush out as necessary. Re-caulk corner joints, splices and end caps periodically.

DOORS:

Always keep the door tracks clear of dirt and other debris that prevent them from sliding easily. When not in use keep hinged doors closed and locked to prevent wind damage.

WINDOWS:

Vinyl window frames should not be cleaned with vinegar as this corrodes the material. Commercial grade window cleaner and or mild soap and water are recommended.

DOOR TRACK & ROLLERS:

Door track and roller hardware requires NO lubrication. Minimal maintenance requires keeping them free of dirt for smooth operation.

FASTENERS:

Use all washers supplied to protect against weather infiltration and to protect the metal from being scratched by screws. Regularly check your building for loose screws, bolts, nuts, etc. and retighten them as necessary.

MOISTURE:

In cold weather climates, frost will cause condensation on steel roofs. You may want to use plastic tarps to cover exposures.

OTHER TIPS:

When using caulking in areas planned for future painting, use “paint able” caulking product as paint will not stick to those made from silicone.

Wipe off inked part numbers on coated walls with WD-40™

SOME FACTS ABOUT RUST

Rusting is a natural oxidizing process that occurs when bare metal is exposed to moisture. Problem areas include screw holes, unfinished edges, or where scrapes and nicks occur in the protective coating through normal assembly, handling and use. Identifying these natural rusting problem areas and taking some simple rust protection precautions can help to stop rust from developing, or stop it quickly as soon as it appears.

1. Avoid nicking or scraping the coating surface, inside and out.
2. Use all washers supplied. In addition to protecting against weather infiltration, the washers protect the metal from being scraped by the screws.
3. Keep roof, base perimeter and door tracks free of debris and leaves which may accumulate and retain moisture. These can do double damage since they give off acid as they decay.
4. Keep soiled bedding materials from accumulating against perimeter stall walls as white rust can develop from urine, damaging the protective coating applied during the manufacturing process.
5. Touch up scrapes or nicks and any area of visible rust as soon as possible. Make sure the surface is free of moisture, oils, dirt or grime and then apply an even film of high quality touch-up paint.

CHECK LIST

√ **Check items listed below before occupying your structure!**

- Feed Doors:**
Open and close with binding and stop is correct.
- Stall Doors:**
Open and close properly with latch.
- Entry Doors:**
Open and close properly. Deadbolt and hardware working with key.
- Breezeway Doors:**
Open and close properly with tabs secured.
- Feed Pans / Hay Racks:**
Mounted properly and bolted thru wall.
- Roofing Sheets:**
Locked correctly – No daylight at seems. No screw holes.
- Windows:**
Sliding properly. Frame caulked.
- Tack Room:**
Floor and back to back channel caulked.
- Fasteners & Screws:**
Systematically go thru structure; all bolt and screws are tight.
- Metal Items:**
Make sure all metal shavings, nails, nuts, bolts, washers and screws have been retrieved. Use a magnet to retrieve misplaced items.
- Debris:**
Plastic shipping bags and crates have been properly disposed off.

CLEAN-UP & CAULKING

Wipe down all walls and channel with a clean rag.
WD40™ can be used to remove dark spots and fingerprints.

Use a shop-vacuum or compressed air to remove dirt, debris and metal shavings around the base of walls. A rolling magnet works great for retrieving fallen metal objects during the install process.

Apply silicone caulking at the base of all exterior wall channels and the concrete surface.

Apply silicone caulking on all exterior connector column joints.

Apply silicone caulking on all gutter splices, drop outs and end caps.

Apply silicone caulking around exterior windows.

Caution:

Caulk after any planned painting is completed as paint will not adhere to silicone based products.

FCP, Incorporated Limited One Year Warranty for User-Assembled Structures

In that FCP, Incorporated has no control over the final assembly; no liability shall be assumed nor accepted for any damage resulting from the use by the user of the final user-assembled product. By the act of using the user-assembled product, the user accepts all resulting liability.

FCP, Incorporated will send a replacement part free of charge, in the event of material defects and or workmanship for a period of one year from the date of purchase.

This warranty is extended only to the original purchaser and assembler. A purchase receipt or other proof of date of original purchase will be required before warranty service is rendered. In no event shall FCP pay the cost of labor, installation or any other costs related thereto.

This warranty only covers failures due to defects in material or workmanship which occurs during normal use and does not extend to color change arising due to normal weathering or to damage resulting from misuse or neglect, commercial use, failure to follow assembly instructions, painting, forces of nature and other causes which is beyond our control.

Claims under this warranty must be made within the warranty period by calling (800) 807-2276 or mail in a dated contract copy and clear photograph of the part to:

FCP, Incorporated
Post Office Box 1555
Wildomar, California 92595

FCP reserves the right to discontinue or change components. If a component has been discontinued or is not available, FCP reserves the right to substitute a component of equal quality as may be compatible.

Limits / Exclusions

There are no express warranties except as listed above. The warrantor shall not be liable for incidental or consequential damages resulting from the use of this user-assembled product. All express warranties are limited to the warranty period set forth above.