Alan's
FACTORY OUTLET

Metal Building Buyer's Guide

by Alan Bernau, Jr.

Everything you need to know about buying a metal building from Alan's Factory Outlet, one of the nation's top sellers of metal carports, garages, and metal buildings.





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INTRODUCTION

Are You Considering Adding a Metal Building to Your Home?



Introduction

- Are you trying to figure out which type of metal building best suits your needs?
- Do you want to estimate how much a metal building would cost in your area?
- Are you looking for a simple and straightforward guide to purchasing a metal building?

If you answered "**yes**" to any of those questions, **this guide is for you.**

In this guide you will learn:

- **The advantages and drawbacks of metal buildings**
- **How to determine if a metal building fits your needs**
- **How to calculate the right metal building size for you**
- **The estimated cost of a metal building**
- **How to quickly access details about permits and regulations**
- **How to design and get your metal building installed**

I'm **Alan Bernau Jr.**, owner of Alan's Factory Outlet. Over the years, I've assisted more than 110,000 homeowners in customizing and installing carports, metal garages, and various types of metal buildings. Thanks to this experience, I've gained a deep understanding of the most common questions homeowners have about metal buildings. That's why I created this guide—to provide the answers you need to make an informed choice.

The demand for metal buildings has been rising steadily, and prices are expected to increase. **If you want to save time and money on your metal building, now is the perfect time to read this guide.**

If you have any additional questions that aren't covered here, feel free to reach out. I'll be happy to assist you.



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CHAPTER 1

Is a Metal Building Right for You?

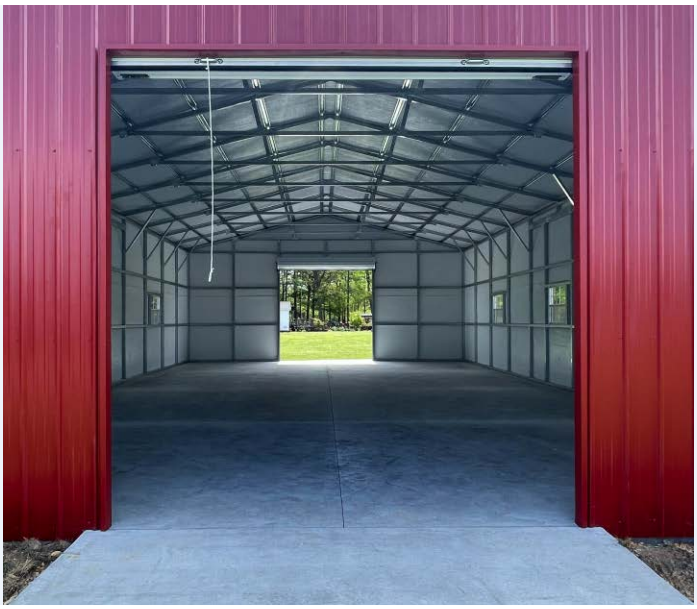


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CHAPTER 1

Is a Metal Building Right for You?

Are you thinking about adding a metal building to your property? This quick checklist will help you decide if a prefabricated metal building is the right choice for you.



A metal building is **right for you** if...

You need to protect your vehicles and equipment

A **metal building** provides reliable protection for your vehicles against harsh weather conditions like sun, wind, rain, snow, ice, and hail. Unlike a carport, a metal building can be securely locked, keeping your vehicles, equipment, and other valuables safe from theft.

You're looking for a cost-effective option

Compared to structures made from wood, concrete, or other materials, prefabricated metal buildings are much more affordable, making them a budget-friendly choice.

You prefer a low-maintenance solution

Steel buildings are built to last and require minimal upkeep. They resist rot, mold, and do not need repainting, making them a hassle-free long-term investment.

You want to boost your property's resale value

Installing a metal building can enhance your home's appeal to potential buyers and increase its overall market value. On average, the space provided by a metal building contributes to at least a quarter of your property's worth (per square foot).

You'd rather avoid the challenges of a complex DIY project

Building a metal structure from scratch might seem like a cheaper option, but prefabricated metal buildings often end up being more cost-effective. Manufacturers benefit from bulk material discounts and have the necessary tools, meaning purchasing a prefabricated metal building can save you time, effort, and unexpected expenses.

CHAPTER 1

A metal building is **not right for you** if...

Your budget is under $5,000

The cost of a basic single-car metal building installed on an existing concrete slab typically starts at $4,500, while a two-car metal building begins at $6,500. If these prices exceed your budget, a metal carport might be a more affordable alternative.

Since carports cost about one-third of a metal building, you may want to check out our **Carport Buyer's Guide** to explore your options.

You need a metal building immediately

Constructing a metal building isn't an overnight process. You'll likely need to secure permits, prepare the site, pour a concrete foundation, and schedule an installation. Manufacturers typically have lead times ranging from a few weeks to several months, depending on demand.

You prefer an attached metal building

Most prefabricated metal buildings are designed as standalone structures. Installation usually requires at least three feet of space around the perimeter for proper setup—larger buildings may need even more clearance. Additionally, local building regulations may impose extra spacing requirements.

If an attached metal building is your goal, be prepared for additional permits and possible design modifications, as well as hiring a contractor to handle the process.

You plan to convert your metal building into a living space

Metal buildings are great for storing vehicles, tools, and other equipment, but they aren't intended for residential use. If you're considering adding an apartment above or inside a metal building, a traditional stick-built structure may be a better fit. Prefabricated metal buildings are not designed to function as living quarters.

Your Home Owners Association restricts detached metal buildings

If your neighborhood is subject to HOA rules or local zoning regulations, you should verify what's permitted before moving forward with a detached metal building. Some communities impose restrictions on the size, location, or even the appearance of these structures.

What did you discover? Does a detached metal building meet your needs? **In the next chapter**, you'll learn how to determine the right size and get an estimate of what your metal building will cost.

CHAPTER 2

How to Plan and Size Your Metal Building



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CHAPTER 2

How to Plan and Size Your Metal Building

Now it's time to figure out what size of metal building you need and approximately how much it will cost.



The size of your building will impact two main costs:

1. The price of the metal building itself (which includes installation).
2. The cost of the foundation required to support your metal building.

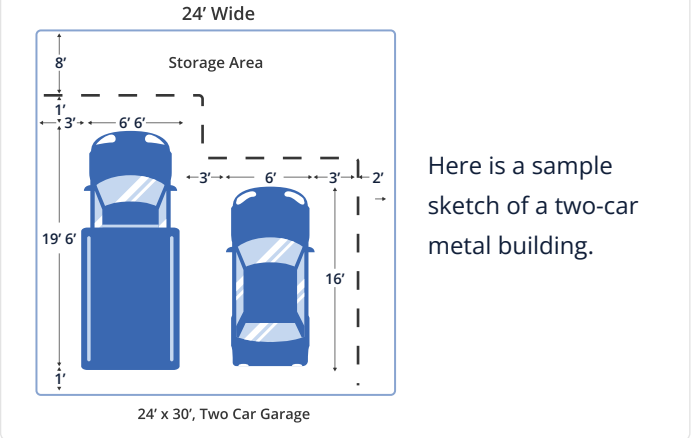
Most metal buildings are installed on a concrete slab. If you don't have a concrete foundation yet, don't worry. Later in this guide, I'll cover everything you need to know about metal building foundations. For now, I've included a chart that estimates the average cost of a concrete slab based on different building sizes. This will help you get a rough idea of what size metal building fits within your budget.

Use the following chart to get an idea of **what size of metal building is right for you**:

Size	Dimensions	Garage Cost	Concrete Slab	Area
Small one-car garage	12' x 20'	$4,500+	$2,000+	240 sq. ft.
Large one-car garage with workspace	18' x 25'	$5,500+	$4,000+	450 sq. ft.
Small two-car garage	20' × 20'	$6,500+	$3,500+	400 sq. ft.
Large two-car garage	24' × 25'	$8,000+	$5,000+	600 sq. ft.
Large two-car garage with workspace	24' × 30'	$9,000+	$6,000+	720 sq. ft.
Three-car garage (doors on the side)	24' × 30'	$10,000+	$6,000+	720 sq. ft.
Two bay, four-car garage	24' × 40'	$11,500+	$8,000+	960 sq. ft.

Planning a Custom Metal Building

To determine the ideal dimensions, consider sketching a floor plan. This will help you visualize how your vehicles will fit inside and how much space remains for storage or a workspace.



Here is a sample sketch of a two-car metal building.

CHAPTER 2

If you decide to sketch a layout, keep in mind that the interior dimensions of your metal building will be about half an inch smaller than the exterior measurements. This is because the standard 14-gauge framing used in metal buildings is 2 ½ inches thick.

Step 1 Measure Your Vehicles

- Use a tape measure (easier with two people).
- Extend both arms next to your car—your fingertip span is roughly your height.
- Use the vehicle size chart below.

Step 2 Determine Your Metal Building Width

- Start with your vehicle widths and leave at least 3 feet of clearance on each side for easy door access.
- Ensure 3 feet of space between vehicles for comfortable movement.
- If you need additional storage, add that to your total width.

Don't forget: The building frame adds about ½ foot per side, so include that in your calculations.

Example: *3 feet of clearance + a 6.5-foot-wide truck + 3 feet of space + a 6-foot-wide car + 3 more feet of clearance + 2 feet for storage + approximately 0.5 feet for the frame = a 24-foot-wide metal building.*

Step 3 Calculate Your Metal Building Depth

- Add 1 foot to each end of your longest vehicle.
- Include extra space for storage or a workspace.

Example: *1 foot of clearance + a 19.5-foot-long truck + 1 more foot of clearance + 8 feet for a work area + approximately 0.5 feet for the frame = a 30-foot-deep metal building.*

For cost efficiency, try to keep at least one dimension under 30 feet—larger buildings require more materials and increase costs. A 32'x32' metal building will be more expensive than a 30'x35', even if both have the same square footage.

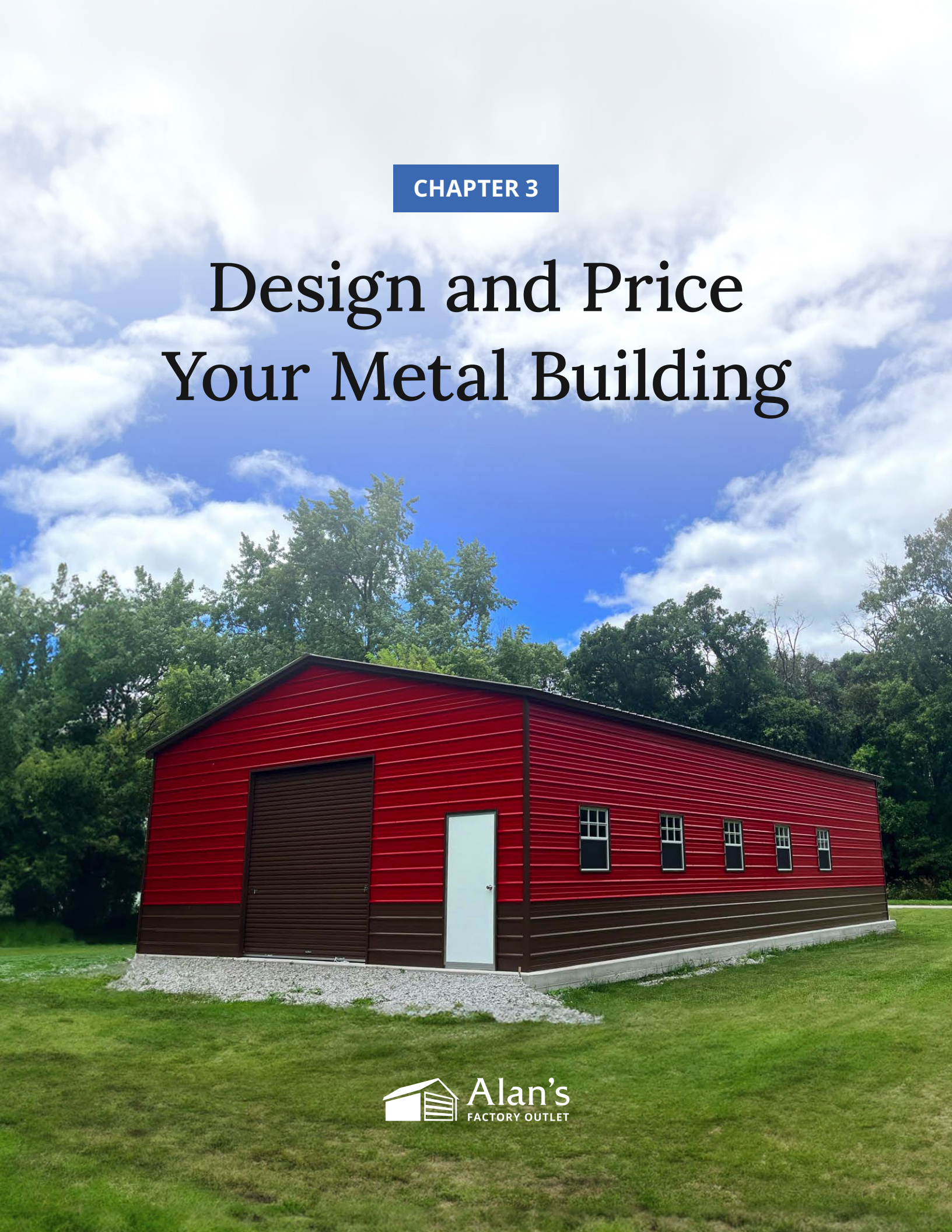
Vehicle Type	Width	Length	Height
Sports Car	5' ½ – 6' ½	13' – 16'	4' – 4' ½
Compact Car	6'	14' – 15'	5'
Mid-Size Car	6'	15' – 16'	5'
Full-Size Car	6'	16' – 17'	5'
Minivan or SUV	6' ½	16' – 17'	5' ½ – 6' ½
Full-Size Truck	6' ½	17' – 22'	6' ½
Class A RV	8' ½	29' – 45'	12' – 14' ½
Class B Camper Van	8'	17' – 23'	9' – 11'
Class C RV	8' – 8' ½	21' – 41'	10' – 12'

** Widths do not include the width of rear-view mirrors.*

! **In the next chapter**, you'll learn how to use an online metal building designer to plan and price your structure.

CHAPTER 3

Design and Price Your Metal Building



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CHAPTER 3

Design and Price Your Metal Building

Now comes the exciting part—designing a 3D model of your metal building!

To make this process simple, I've developed a **free 3D metal building design tool**. Before you begin, there's something important to keep in mind. The **3D Metal Builder** offers numerous customization options, which can feel overwhelming at first. That's why this guide includes helpful recommendations to ensure you make the best choice for your needs.



Keep this guide nearby as you work with the designer.

If you have access to a computer, I recommend using it instead of a smartphone for the best experience. While the 3D Metal Builder is mobile-friendly, the interface is far easier to navigate on a larger screen.

1 Open the 3D Metal Building Builder

Visit **alansfactoryoutlet.com** your computer and access the **3D Metal Building Builder** to start designing your structure.

2 Customize Your Building's Size and Style

First, you'll be asked to select a building type. Select **"Garage."**

Then, pick a roof style and frame size for your metal building. You'll also be able to customize other features, including colors, installation surface, gauge tubing, and metal sheeting.

3 Select Your Roof Style

For most customers, the vertical roof style is the best option. If your budget allows, choose this style and proceed with your design.

If you're looking for a more affordable alternative, the standard roof style is the least expensive. The boxed-eave design offers a similar look but with a more refined appearance.

Why choose a vertical roof?

- It's the most durable roofing option.
- Vertical panels allow rain to drain quickly and make it easier for snow to slide off.
- A vertical roof is essential for metal buildings wider than 30 feet or longer than 35 feet.

4 Determine Your Frame Size

When setting your metal building's width and height, refer to the measurements from Chapter 2 to ensure a proper fit.

Important tip:

Due to how metal buildings are manufactured, they are more cost-effective when built **long and narrow** rather than short and wide. If you prefer a wider layout, consider **swapping the length and width** and placing garage doors on the side.

For example, if you're considering a 34'x24' metal building, adjusting the dimensions to 24'x35' can lower costs by almost 50%.

Note: If the exact size you need isn't available in the designer, simply choose the next largest option. Once you place your order, let us know your required dimensions, and we'll adjust them at no extra charge.

For most metal buildings, a **9-foot side height** works well. If you need a wider door, large enough to fit two vehicles, a 10' side height is often necessary.

For an **RV metal building**, your door should be at least 6 inches taller than your RV, and the side height should be 2 feet taller than your tallest vehicle door.

5 Choose Your Installation Surface, Certification, Gauge Tubing & Sheeting Thickness

Installation Surface: We'll cover this in detail later, but for now, you can select concrete as your foundation.

Certification and Gauge of Framing: If you live in an area prone to hurricanes, strong winds, or heavy snowfall, consider upgrading to a 12-gauge frame for extra durability and enhanced certification (if available).

Sheeting Thickness: Choose from standard 29-gauge galvanized steel sheet metal or thicker 26-gauge galvanized steel sheet metal.

6 Customize Sides and Ends

Select the style for the sides and ends of your metal building:

- Horizontal, vertical, or lap siding.
- Deluxe two-tone vertical panels for a wainscoting effect

7 Customize Doors and Windows

Metal Building Doors

It's best to install **separate doors** for each vehicle, as two **smaller roll up doors** cost less and are easier to use than a single large one.

- Most people choose **9'x8' doors.**
- If you have a **wider truck with large mirrors, 10x8 doors may be a better option for you**.
- If you don't have large vehicles and your two-car metal building is only **20 feet wide**, you'll need either **two 8'x8' doors** or a **double-wide 16'x8' door**.

For an RV or oversized vehicle, measure carefully before selecting a door size. Since roll up doors hang slightly below the opening, ensure your door is at least 6 inches taller than your vehicle.

The doors in the 3D designer are manual roll-up doors. If you need an automatic door, you can contact a supplier that sells door openers to explore your options. You can also find DIY solutions for automating roll-up doors on platforms like YouTube.

Alternatively, **you can order your metal building without a door**, request a framed opening, and have a company install an automatic door later.

Windows

Most customers choose to add **one walk-in door** and **one or two windows**, but it's completely up to your preference—some opt for **no windows at all**.

8 Customize Colors

Note: As you design your garage in each of the above steps, you'll be able to choose from a wide array of attractive color options for the roof, trim, sides, ends, door(s), and vertical two-tone coloring (if you select that). We also include color selection as its own step before you complete your design to help make sure you're happy with your choices before ordering.

Customize your metal building to match your home or business. Many people prefer white trim and doors, while others match the door and trim colors to the siding or roof. For a small extra charge, you can even choose screws that match your building's color. You can even customize the garage door color for an additional cost.

9 Save Your Design

Once your design is complete, don't forget to **save it**. Click the "**Share**" button in the top-right corner of the 3D Builder, enter your email, and you'll receive a link to your saved design.

Also, take note of your design's price. If you're satisfied with it, you can **pay a deposit to lock in your price for up to 90 days**.

! Important tip:

Check estimated delivery times for your area by visiting the estimated delivery time page on my website and entering your zip code.
For more details about our products, you can **explore the page for each state** to find additional information.

! **In the next chapter**, I'll show you how to find your local planning department to check for any building regulations that may impact your project.
I'll also provide a list of key questions to ask about zoning and permits.

CHAPTER 4

What You Need to Know About Regulations and Permits



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CHAPTER 4

What You Need to Know About Regulations and Permits

Before constructing a metal building, you'll likely need a permit from your local government. While the process might seem inconvenient, it's there for a reason—permits ensure safety and compliance with local regulations.

Every region has different soil conditions and weather factors that must be considered when planning a metal building. Local codes are designed to ensure structural stability based on these conditions.

These regulations dictate the size, height, and placement of any structure added to your property.



Setback Requirements & Legal Compliance

Zoning laws include setback requirements, which determine how much space must be left between your metal building and your property lines.

If you're working with a **trusted contractor**, they will require a permit before installation begins. Be cautious of contractors who **skip permits**—they may cut corners, leading to a **weaker structure and legal issues** down the road.

Step 1 Check CC&Rs

Before reaching out to your local government, **check whether your community has any building restrictions.** If your property is located within a subdivision, it may fall under **Covenants, Conditions, and Restrictions (CC&Rs)** that define what can and cannot be constructed on your land.

If you belong to a **Homeowners Association (HOA)**, ask about specific limitations regarding **detached metal buildings**.

If your property is not part of an HOA, **review the documents from your property purchase to see if any CC&Rs restrict construction.**

Step 2 Check Government Regulations

Your **local planning department** can provide details about general **building codes and setback requirements** that apply to your land.

While you might be able to **research regulations online**, it can be time-consuming to **locate the correct ordinances** and sift through complex legal documents.

Instead of spending hours searching, **it's much faster to simply call the planning department** and ask the key questions listed in the next section.

Before you call, make sure you have this information ready:

- Your address
- The length and width of your future metal building
- An idea for where you want to put your metal building

Step 3 Finding the Right Contact Number

Your next step is to **locate the correct department** to call. **If you live in a city or town**, search for your local planning department online. **If you're in a rural area**, look up your county's planning office.

The department may be listed under "**Zoning Department**," "**Land Use and Development**," or "**Building and Planning**."

For example, when searching for the **Page County VA Planning Department**, I found contacts for:

- Planning Commission
- Planning & Community Development
- Zoning Office

The phone number was the same for all. If you call the wrong office, they'll likely redirect you.

Questions to Ask When You Call the Planning Department

1. Is my property covered under your jurisdiction?
2. How far must my metal building be from the front, back, and sides of my property?
3. What is the required distance between my house and the metal building?
4. If I want to place it in front of my house, is that allowed?
5. If I have a well or septic system, how far must my metal building be from it?
6. Are there height restrictions for metal buildings?
7. Are there color or style limitations for detached metal buildings?
8. What permits and inspections are necessary for installing a detached metal building?
9. Which department issues permits? If different, can you provide the correct contact number?

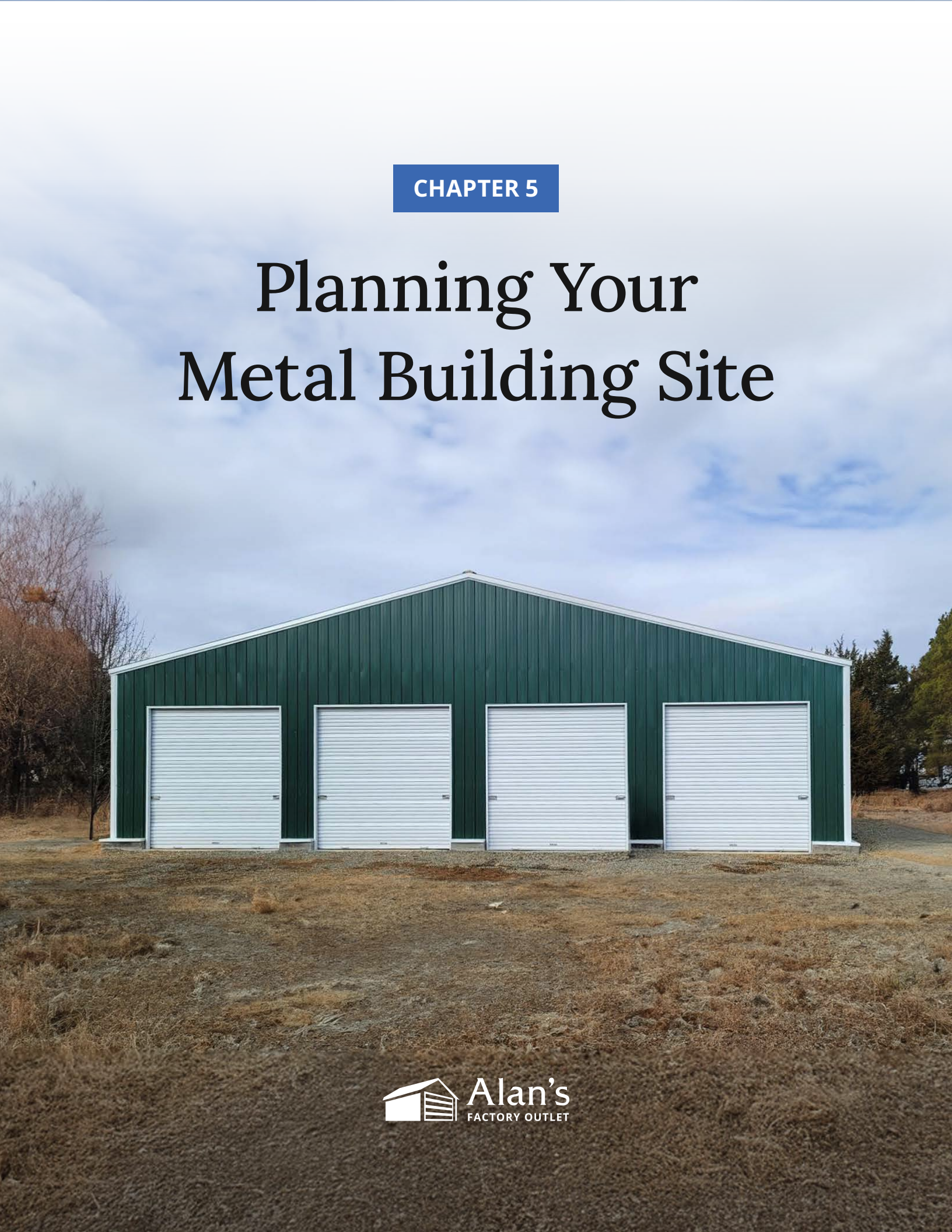
Here are the questions to ask the department that issues building permits:

10. Is there an online application for permits?
11. How long does it take to receive a permit?
12. Are certified plans required to apply?
13. What are the foundation requirements?
14. Does the ground need to be graded before installation? If so, by how much?
15. Are there wind, snow, or gust-load certification requirements?
16. What is the cost of obtaining the permit?

! **In the next chapter**, I'll guide you through preparing your metal building site for a **smooth installation**.

CHAPTER 5

Planning Your Metal Building Site



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CHAPTER 5

Planning Your Metal Building Site

In the previous chapter, you explored essential building regulations, zoning requirements, and setback rules from your local planning office. Now that you have that information, it's time to create a site plan. Grab a tape measure and head to your chosen location to ensure a smooth installation.



Step 1 Find a Level Spot

The foundation for your metal building must be completely level, though this doesn't mean flat—it just ensures there's no slope.

Look for an area that is already mostly level, or one that can be adjusted. Your building will also need at least three feet of stable ground around it to allow installers to set up their ladders safely. If you're purchasing a large metal structure, like a commercial unit, forklift access during installation may require six to eight feet or more of clearance on all sides.

Local codes may mandate grading around your building to ensure proper drainage. This often means the site where your building will sit needs to be raised about six inches higher than the surrounding ground, extending at least 10 feet out. Before finalizing your site, check your notes from discussions with your local building department to confirm any grading requirements.

A gentle slope ensures that water drains away from the metal building, protecting the foundation from potential damage. If the ground isn't perfectly level, a concrete contractor can usually handle the necessary grading. However, excavation and leveling will add to your costs, so selecting a spot that is already relatively even is the most cost-effective option.

Step 2 Look Overhead for Utility Lines & Trees

Before installing your metal building, inspect the area for overhead utility lines, as they could pose a safety hazard. **Choose a location that's free of overhead lines within 20 feet of the structure.** If power lines are nearby and you're unsure about placement, reach out so we can discuss the best approach.

The highest point of a typical metal building is usually three to four feet above its legs. If there are trees nearby with branches extending over the site, trimming them in advance will help ensure there's enough clearance for proper installation.

Step 3 Mark Your Corners and Check Setbacks

Use stakes, sticks, or flags to outline the four corners of your metal building.

If your chosen site is near property lines, structures, wells, or septic fields, measure the distance from each and confirm that the building will be positioned at a safe distance from all obstacles and boundaries.

Pay close attention to setbacks from property lines. Fences don't always align exactly with property lines, so you may need to leave extra space. If your metal building will be close to a road, verify where your property line actually begins. The public right-of-way is often wider than the road itself, meaning your property boundary might be set back 10 feet or more. Your local planning department can provide precise measurements.

Step 4 Check Underground

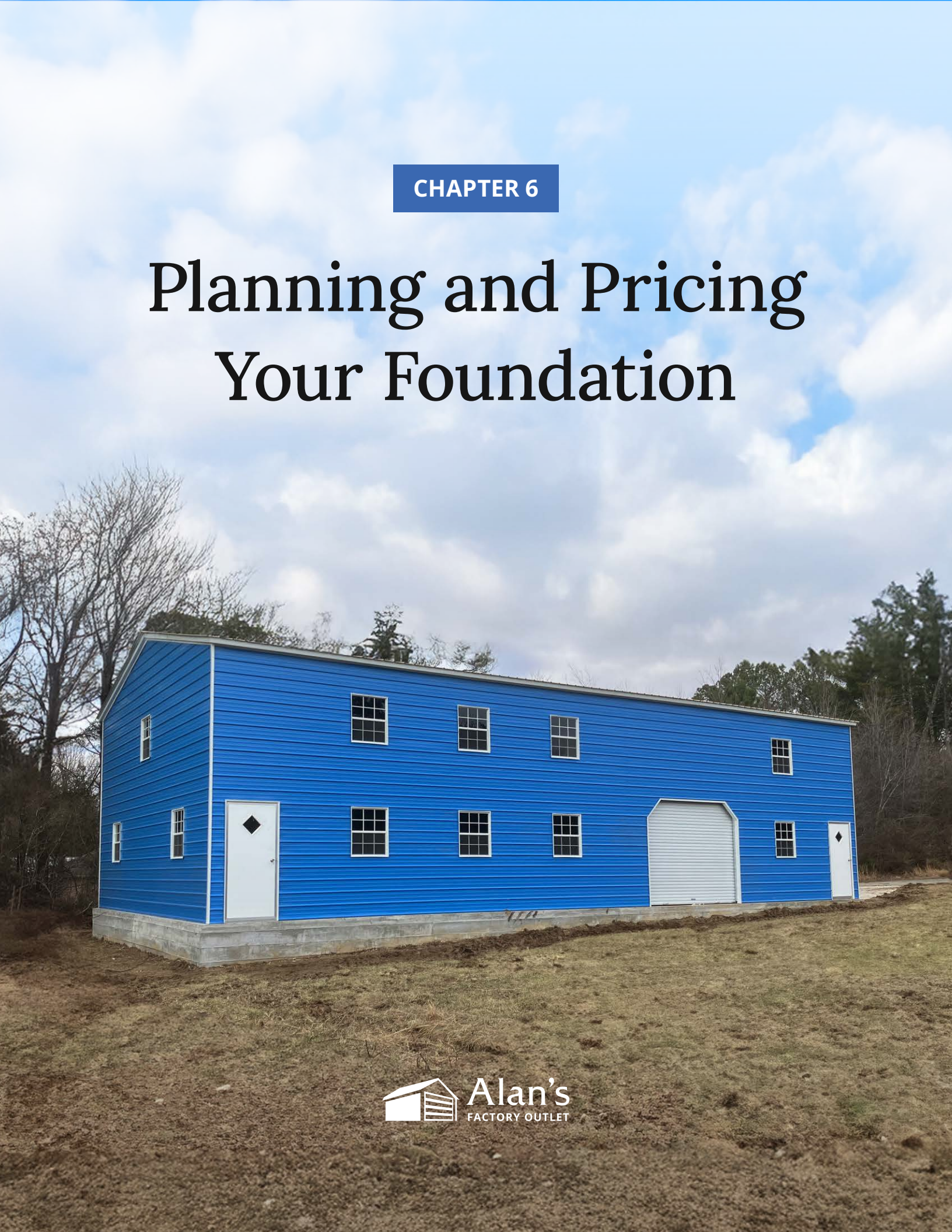
If your property has easements, building over them is typically not allowed. **Planning to grade or excavate?** Before breaking ground, it's crucial to check for underground utilities. **Call 811** anywhere in the U.S. to request a site marking.

If underground utilities are present near your site, you may need to consider relocating your metal building or consulting a concrete contractor for possible solutions.

! Now that you've outlined a detailed site plan, **you're ready for the next step**. In the next chapter, you'll discover how to properly prepare and price the foundation of your metal building.

CHAPTER 6

Planning and Pricing Your Foundation



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CHAPTER 6

Planning and Pricing Your Foundation



Jesus once said that a wise man builds his house on solid rock. In the same way, a smart homeowner ensures their metal building sits on a concrete slab.

If your local building department permits it, you have a few foundation options for your metal building. It can be installed directly on the ground or on a gravel base, where installers can secure it using rebar or mobile home anchors. A dirt or gravel foundation may work well for storing farm equipment or garden tools, but **if you plan to park vehicles inside, concrete is your best choice.**

On my website, you might notice the option to place your building on an asphalt foundation. This is generally recommended for carports. However, asphalt emits a chemical odor and isn't the best choice for fully enclosed metal buildings without proper ventilation.

Your foundation will likely be the second most expensive part of your overall project. If you're worried that foundation costs could push your metal building out of budget, check out the do-it-yourself tips I've included at the end of this chapter.

Have an Existing Foundation?

If you have an existing foundation, you might be able to use it for your new garage. Check with your local building department to verify that it meets local building codes. If you're ordering a garage from Alan's Factory Outlet, the foundation should usually be at least a **foot wider and a foot longer** than the dimensions of your garage. This will allow the garage to be securely bolted to your foundation.

Specs for Pricing a New Slab

To get precise cost estimates for your foundation, you need to be familiar with key details about metal building slabs. This will help you ask the right questions when consulting contractors. Understanding foundation basics will also make it easier to determine whether a contractor is experienced or not.

Thickness. A four inch thick concrete slab with footers is suitable for most metal building foundations, but local codes may require a thicker slab. Additionally, a footing is often required, so it's important to check with local building codes to ensure compliance. If you plan to store heavier vehicles, such as an RV, you'll need a foundation that is at least six inches thick.

If you will be using heavy-duty floor jacks to lift vehicles in your garage, you may need additional support in the areas where you will place the jacks. Discuss your specific load requirements with a concrete contractor. For more details on footings, see the next page.

Footings. The outer edges of your concrete slab need to be thicker than the main pad to create a footing that supports the metal building's walls. Most local regulations require footings to be at least 12 inches deep and 12 inches wide. If your area has unstable soil or a low frost line, you may need deeper footings to provide additional support.

Slope. Your foundation slab should be completely level to ensure a stable installation, smooth door operation, and an even work surface. A level slab is also the most cost-efficient option.

If you've noticed that some attached metal buildings have a slight slope from back to front, it's designed for drainage. These structures often house **water heaters or washing machines** that might need drainage during maintenance. However, for a detached building, a level foundation is preferable. If you occasionally need to clean the floor, a squeegee can help remove excess water.

Size. Most of the metal buildings that I sell require a concrete slab that is one foot wider and one foot longer than the base of the garage. This ensures that the heavy-duty concrete bolts that anchor the garage to the ground won't crack the concrete near the edges of the pad.

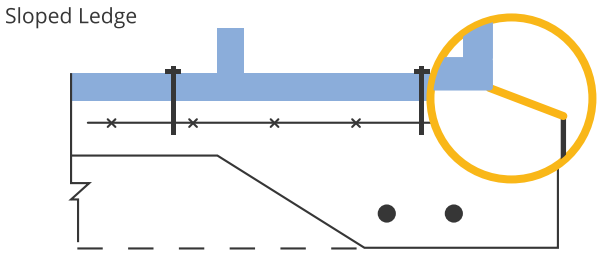
However, some of the garages I sell require a concrete pad that is the exact size of the base of the building. So I created a **concrete pad size calculator** that you can use to easily determine the right size of slab for a garage in your specific location.

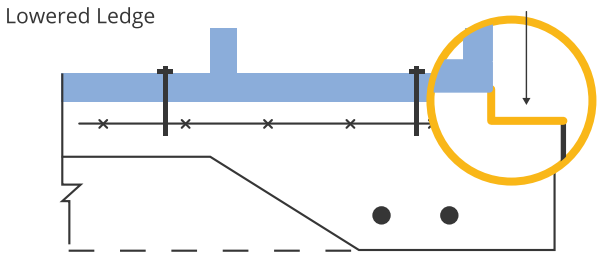
Edges. In most locations, the engineers who design our garages recommend a concrete pad that is larger than the base (footprint) of the garage. Recommendations vary based on location and building size. You can use our concrete pad size calculator to get an initial understanding of the concrete pad required for your building.

If your concrete pad is larger than the base of your garage, it creates a 6-inch "curtain" around the edges of your garage. If this curtain is level with the rest of the foundation, water running down the outside walls of the garage will tend to pool around your garage and seep in under the bottom rail of the frame.

One method we've found to prevent this water leakage under the framing is to slope the 6-inch curtain downward very slightly. You can also step down the concrete by ¾ of an inch and create a ledge.

Note: It is very important that if you slope the concrete curtain or create a ledge, that your level portion of the slab is large enough for the footprint of the building.





Ideal Ledges

The person preparing the slab formwork can create a sloped or recessed ledge by placing six-inch boards inside the form, ¾ of an inch below the slab's final height. If you prefer to keep the edges level with the rest of the slab, applying a concrete sealant around the base after installation will help prevent water from seeping into the structure.

Gravel. A base of compacted gravel provides a stable foundation for the concrete slab and also helps control moisture, preventing water from seeping into the foundation. I recommend leveling and compacting gravel before pouring the slab, though this step may not be required in all areas.

Vapor Barrier. Most contractors will place a vapor barrier on top of the gravel (or soil) before pouring the concrete. This serves two important functions:

1. It strengthens the slab by preventing water in the concrete from draining into the gravel while curing.

2. It reduces moisture from rising through the porous concrete and into your metal building. This is especially important if you don't plan to have gravel under your concrete slab.

Apron. You'll likely need a concrete apron at the front of your metal building to act as a ramp up to the slab, which should sit a few inches above ground level. If you also want a driveway, now is the best time to decide how large you want it to be.

Get Quotes

The best way to start is by calling a nearby Ready Mix supplier. Speak with the concrete dispatcher and ask for recommendations on the top two or three concrete slab contractors in your area. These suppliers work with all contractors and usually know who does quality work.

If you can't get recommendations from a concrete supplier, try searching online for "concrete contractor near me." Your search will bring up many third-party platforms like HomeAdvisor, Angi, Thumbtack, and Handy. These sites let you request quotes from local professionals by filling out a form.

What you may not realize is that these platforms sell your contact info to multiple contractors. Each contractor has to pay fees that can exceed $100 just to call you. If one of these platforms gives you a list of local businesses, a better approach is to look up each company's website or phone number directly and contact them yourself—without using their forms.

Key Questions to Ask When Calling a Contractor:

- Ask if they pour foundations for detached metal buildings.
- Find out how many metal building and carport foundations they install per year.
- Explain your project and ask for their professional recommendations.
- Ask if they pour foundations for detached metal buildings.

- Ask if they recommend gravel and/or a vapor barrier.
- Ask how they cure the concrete after it is poured.
- Get a quote. Make sure you know what is and is not included in the quote.
- Ask for some recent references (homeowners who they poured a metal building floor for).

Let each contractor talk long enough for you to gauge whether they're a good fit for the job. Take detailed notes so you'll remember who to contact when you're ready to move forward.

Want to Do It Yourself?

Labor costs make up the biggest portion of your metal building foundation's price. If hiring a professional isn't within your budget, doing the work yourself could cut costs in half.

However, since the foundation is a crucial structural component, mistakes can be costly.

If you have the time and are willing to learn, here are two key steps to take before attempting to pour your own foundation:

1 Estimate Material Costs

Use a **concrete slab calculator** and a **slab installation cost calculator** to determine how much material you'll need and estimate the cost. It's wise to set aside extra funds for unforeseen expenses.

2 Learn from a Professional

It's best to gain insight from an expert to avoid costly errors.

! If you've made it this far, great job! I know this is a lot to absorb, but understanding foundations is crucial for your metal building's stability. **In the next chapter**, I'll walk you through financing options to help you move forward with your project.

CHAPTER 7

Get Financing and Place Your Order



Alan's FACTORY OUTLET

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Get Financing and Place Your Order



At this point, you should have a clear estimate of your metal building's total cost.

You are now aware of:

- The price of the prefabricated metal building you've selected, including installation
- The necessary permit costs
- The expense of a concrete foundation for your metal building

Once you've added everything up, you'll have a clear estimate of your total project cost and any financing you might need (if applicable). If you already have the funds, all that's left is to place your order for the metal building. A deposit—typically between 10% and 17% of the total cost—is required at the time of purchase. The remaining balance isn't due until after installation. However, for extra-large garages exceeding $15,000, 50% of the balance must be paid when scheduling the installation. All payments can be made using any major credit card.

If you need a way to finance your metal building, here are some options:

A 10–20% refundable deposit locks your price. Finance the rest with HFS Financial, Acorn Finance, or GreenSky — **or rent-to-own through EZ Pay Buildings with no credit check..**

We're not the lender. Checking rates with HFS or Acorn won't affect your credit; GreenSky applications are a hard inquiry.

Check Rate with HFS Financial

Via HFS Financial · no impact to check a rate · we are not the lender

Check Rate with Acorn Finance

Via Acorn Finance· no impact to check a rate · we are not the lender

HFS Financial — Personal Loan

You don't need home equity, an appraisal, or a refinance to get started. Check a metal building loan through **HFS Financial** in about a minute.

If you're approved, the money comes to you. Place a refundable deposit with us to lock today's price, then pay the rest after installation like a cash customer.

Why customers use HFS

- No home equity, no appraisal, and no lien on your house.
- Terms up to 30 years, so the monthly payment can stay lower.
- Loan amounts from a few thousand dollars up to $300,000
- Credit often considered in the low 600s
- Can cover the building plus extras like a slab or permits
- No prepayment penalty if you want to pay it off early
- Funds go to you, not to Alan's Factory Outlet

Example only, not a quote: about **$181 a month** for a $15,000 loan at 7.8% over 10 years. Your rate and payment depend on credit, income, and the lender you match with.

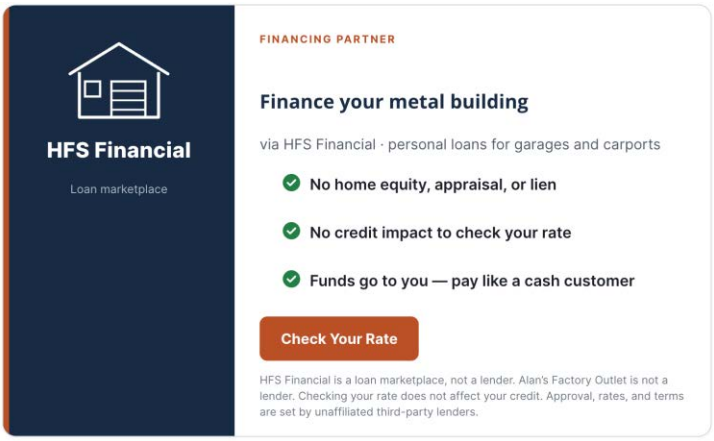
How it works with us

1. Design your building and place a refundable deposit to lock the price.
2. **Check your HFS rate.**
3. If approved, funds go to your account.
4. Pay the remaining balance after installation. Larger buildings may need a payment when installation is scheduled.

This is not an Alan's Factory Outlet loan. A third-party lender sets the approval, rate, and fees.

A good fit if you own a primary or secondary home in your name and want a metal garage, carport, or workshop for personal use.

Vacant land, commercial use, or property held in an LLC or trust usually needs a different option.



Print or save a 2-page summary:

Download 2-Page Summary PDF

Acorn FINANCE

Acorn Finance — compare personal loan offers

Acorn Finance partners with a network of lenders so you can search personal loan offers and break the project into monthly payments.

Why customers use Acorn:

- No impact to your credit score when checking pre-qualified offers
- Loan amounts from $1,000 to $100,000 with competitive APRs
- Terms from 2–20 years to help spread out your payments
- If approved, you could get funded in as soon as 24 hours
- Funds go to you, then pay us like a cash customer

CHAPTER 7

How to apply

1. Check pre-qualified offers (soft pull).
2. If you're pre-qualified, choose an offer and apply for final approval with the lender.
3. Once approved, you could get funded in as soon as 24 hours. Use those funds to pay your project costs.

If you apply for a specific offer, the lender will conduct a hard credit pull, and this could impact your credit score. Funding times may vary.

Acorn FINANCE

Compare monthly payment options from multiple lenders


Pre-qualify in seconds


Loans from $1,000–100,000


Competitive rates

Check offers now

No impact on your credit score

Print or save a 1-page summary:

Download 1-Page Summary PDF

EZ Pay Buildings

Rent-to-Own With EZ Pay Buildings — No Credit Check

Your 10–20% deposit is your only up-front cost. No credit check on balances up to $15,000, no processing or early pay-off fees, and you'll see your total cost to own before you apply. Pay it off at any time for the remaining principal.

- **No credit check -** On balances up to $15,000 after your deposit
- **Low deposit, 10–20% -** Your deposit is your only up-front cost
- **No hidden costs -** It's a lease, not a loan — no processing fee and no early pay-off fee. Your total cost to own is shown before you sign.
- **Principal-Only Payoff -** Your payoff is the remaining principal at any month — so you're never in negative equity or "upside down" on your building.

How rent-to-own works

1. **Design your building:** Use our 3D builder or call us. Pay your deposit (10–20%, based on price) and you're set.
2. **Apply with EZ Pay:** Takes 10–15 minutes online, or we'll text you the link. No credit check on balances up to $15,000.
3. **Delivered & installed free:** Your first payment is due 30 days after installation.

Who qualifies

- **Homeowners:** terms up to 60 months, balances up to $25,000 after your deposit (two buildings OK)
- **Renters:** terms up to 48 months, balances up to $15,000 — no landlord signature needed
- **Storm protection included:** EZ Pay's liability waiver covers repairs or total loss from storms and other acts of God — built into your payment, no separate policy to buy
- Available on all carports, garages and steel buildings

Start Application with EZ Pay

Call Us 1-800-488-6903

CHAPTER 7

Rent-to-Own Questions

What is the APR?
Rent-to-own is a lease, not a loan, so there's no APR. But renting to own does cost more than paying cash. Your contract shows the cash price, your monthly payment, the number of payments, and your total cost to own before you sign. You can buy the building outright at any time for the remaining cash price instead of the rest of your payments, which can save you a lot. Ask us for a payoff quote on any plan.

Can I pay it off early?
Yes, at any time, with no early pay-off fee. Anything you pay over the minimum is held in a credit account and goes 100% toward your payoff.

Do I need a landlord's signature if I rent?
No. Landlords don't sign anything. You'll just provide their contact information on the application.

When is my first payment?
30 days after delivery and installation. Any months collected at signing are applied to the end of your contract.

What if a storm damages my building?
Unlike a loan, EZ Pay rent-to-own includes a liability waiver that covers repairs or total loss from storms and other acts of God, and it's built into your monthly payment — nothing extra to buy. Coverage terms are set by EZ Pay Buildings; ask us or EZ Pay for the specifics before you sign.

Rent-to-own is provided by EZ Pay Buildings, LLC. Alan's Factory Outlet is not the lender. A credit check applies when the balance after deposit exceeds $15,000; maximum balance $25,000 for homeowners and $15,000 for renters. Monthly estimates exclude sales tax unless a rate is entered; actual tax is based on the delivery address. Renters' terms limited to 48 months. Payment estimates are for illustration only and are not an offer, quote or guarantee; actual payments, terms, deposit and eligibility are determined solely by EZ Pay Buildings and will be shown on your EZ Pay contract. All rent-to-own agreements are subject to approval by EZ Pay Buildings; approval is not guaranteed.

GreenSky®

GreenSky Financing — Four Plans to Choose From

Apply online in a few minutes for a GreenSky® Program loan. Choose the plan that fits your budget, get a decision from the lender, and we'll finalize your building order once you're approved. Alan's Factory Outlet is not a lender.

- **PLAN 2830 - Fixed Rate - 11.21% APR**

For 120 months (10.99% fixed periodic interest rate). One fixed monthly payment for the full term.

- **PLAN 1069 - No Payments for 6 Months - 8.94% APR**

Based on 0% interest for 6 months with no payments required during the Promo Period; then 120 monthly payments based on a 9.99% interest rate.One fixed monthly payment for the full term.

- **PLAN 1519 - Fixed Rate, 15-Year Term - 12.16% APR**

For 180 months (11.99% fixed periodic interest rate). Spread the cost over the longest term we offer.

- **PLAN 2613 - No Interest if Paid in Full in 12 Months**

Interest is billed during the 12-month Promo Period but waived if the amount financed is paid in full by the end of it.

84 monthly payments required, including during the Promo Period. APR rates range from 17.99%–29.99%.

How to apply

1. **Price your building:** Use our instant pricing or 3D builder to settle on the building you want.

2 **Ask us for your application link:** Call or message us with the plan you'd like. We start the request in the GreenSky® Program for your building amount and send you a secure link by text or email.

3 **Complete the application yourself:** You enter your information and sign on GreenSky's secure site. Submitting an application results in a hard credit inquiry. Have a government-issued ID, your email and mobile number ready.

4 **Approved? We finalize your order:** Review and activate your loan agreement, then we schedule delivery and installation.

Request a GreenSky Link

Call Us 1-800-488-6903

Loans for the GreenSky® consumer loan program are offered and made by federally insured, federal or state chartered financial institutions providing credit without regard to age, race, color, religion, national origin, gender, disability, or familial status. A list of financial institutions currently providing loans through the GreenSky® Program is available at www.greensky.com/bank-partners. GreenSky Servicing, LLC services the loans on behalf of your lender, NMLS #1416362. www.nmlsconsumeraccess.org. GreenSky® is a registered trademark of GreenSky, LLC and is licensed to banks and other financial institutions for their use in connection with that consumer loan program. GreenSky Servicing, LLC is a financial technology company that manages the GreenSky® consumer loan program by providing origination and servicing support to banks and other financial institutions that make or hold program loans. GreenSky, LLC and GreenSky Servicing, LLC are not lenders. All credit decisions and loan terms are determined by program lenders.

Vacant land, commercial use, or property held in an LLC or trust usually needs a different option. See HELOC and other choices below, or contact us.

Good to know

- Advertised HFS rates starting in the mid-7% are for well-qualified borrowers. Many people pay more.
- A longer term lowers the monthly payment but costs more interest. You can pay extra anytime.
- HFS and Acorn are loan marketplaces. The first estimate or pre-qualified offer can change after underwriting.
- Approval is not guaranteed. Funding times may vary.

HFS Financial is not a lender (NMLS / MD CSB #1680766). Acorn Finance is not a lender; it partners with lenders to make loans available. Alan's Factory Outlet is not a lender and does not approve loans. Rates, fees, and terms are set by unaffiliated third-party lenders, subject to credit approval, and can change. Prequalifications use a soft credit pull that does not impact your credit score. If you express interest in a specific offer, the funding partner will conduct a hard credit pull, and this could impact your credit score.

Second Mortgage or Home Equity Line of Credit (HELOC). If you've been paying off your mortgage or your house is worth more than what you paid for it, you probably qualify for a second mortgage or a line of credit on your house. Like your primary mortgage, these types of loans are secured by the value of your home.

As a result, the interest rate is usually very reasonable. A second mortgage is good for a one-time purchase. A HELOC is a line of credit that you can use again and again as needed. The line of credit will give you more flexibility for your project, and you can also use it for other large purchases or emergencies in the future.

Some HELOCs are much more flexible than others, and rates vary, so it pays to shop around at local banks. If a bank turns you down due to insufficient income or equity, a local credit union might still consider giving you a loan. However, be prepared for extensive paperwork and some waiting time while your loan is processed and approved.

Zero-Interest Card. If you know you'll be able to pay off the total in less than two years, a zero-interest credit card may be an option. Some cards don't charge interest for up to 21 months. But you'll need to check the terms carefully and make sure that your credit limit will be large enough to cover the necessary expenses.

Cash-Out Refinance. If you have a high interest rate on your mortgage, a cash-out refinance could provide the funds you need for your garage and lower your interest rate. You might even be able to lower your mortgage payments. Remember that you'll have to pay closing fees though, which can be expensive.

Place Your Order

Once your financing is in place, you're ready to order. If you've saved your design, locate the email with your design link and open it in the online designer.

If you can't find your saved design or want to start from scratch, visit the **3D Metal Building Builder** on our website.

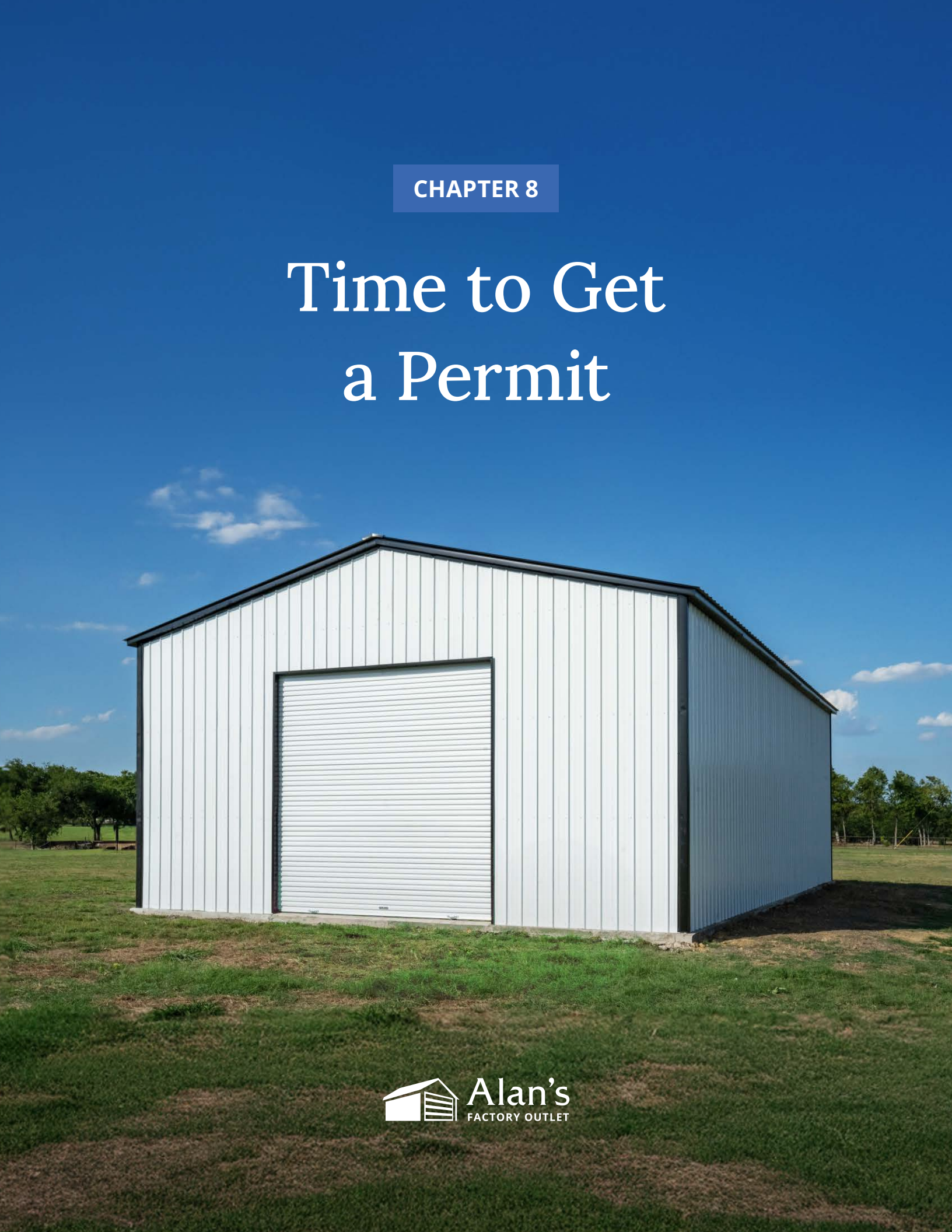
Once you have everything the way you want it, place your order and pay the deposit to lock in your price.

After you place your order, my team will send you information about requesting a permit and getting your site ready for installation. Then we will hold your order until your permit is issued and your site is ready. Once you have everything ready, we'll notify the manufacturer, and your order will be put in a queue for scheduling. **If you need to make customizations to your design that aren't possible with the 3D Garage Builder, just give me a call at 1-800-488-6903.**

! **In the next chapter**, I'll walk you step by step through the process of getting your permit.

CHAPTER 8

Time to Get a Permit



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CHAPTER 8

Time to Get a Permit

You've already learned how to design and price your metal building, check out local building regulations, create your site plan, plan the foundation, and place your order. Now it's time to request a permit.



To begin, refer to the notes you took when speaking with your local building department, and locate the online or paper permit application. Depending on your jurisdiction, you may need an "accessory structure" permit or a general "residential building permit."

Some local governments require the manufacturer to apply for or retrieve the permit. If this applies to your area, let us know.

Engineer Plans. If your building department requires engineered plans for approval, inform us as soon as possible. The manufacturer will email them to you within 1-2 weeks after we place the order. If your local regulations require "wet seal" plans—physically stamped with a rubber seal—they must be mailed, which takes longer.

Site Plan. Many building departments require a site sketch, mapping out your property and marking where your metal building will be placed in relation to boundaries, existing structures, wells, and septic systems.

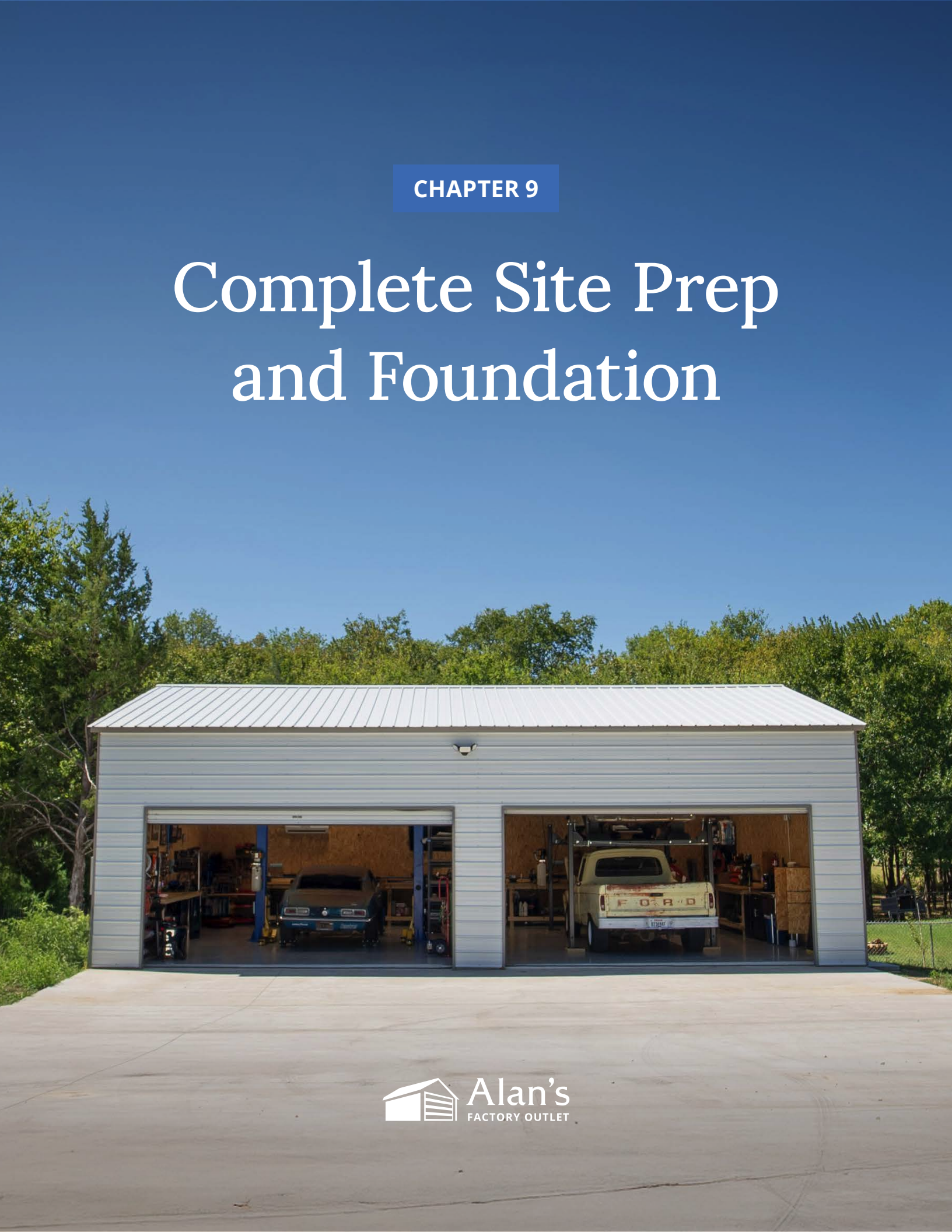
To complete your application, finish filling out the form and submit the required fee.

Send us a copy or photo of your permit. Once approved, send us a copy so we can confirm this step is complete. We can't schedule your installation until we receive it.
If you haven't ordered your metal building yet, make sure to place your order at **alansfactoryoutlet.com** before applying for a permit.

! **If you've made it this far, well done!** You're almost ready to install your new metal building. But first, you'll need to prepare your site and foundation, which I'll cover in **the next chapter.**

CHAPTER 9

Complete Site Prep and Foundation



Alan's FACTORY OUTLET

CHAPTER 9

Complete Site Prep and Foundation

Now it's time to prepare your site for the installation of your metal building.



Ground or Gravel Installation

If your metal building will be set up directly on the ground or a gravel base, follow these steps:

(**Note:** These instructions do not apply to concrete foundations.)

1. Mark the four corners of your metal building location using flags or stakes.
2. Ensure that all sides have the correct length and that the diagonal distances between opposite corners are equal to confirm proper alignment.
3. Use a level to make sure the ground is even. If you only have a bubble level, tying a string between stakes will help ensure the surface is completely flat and free of uneven spots.
4. Make sure the site has sufficient clear, level space around it, allowing the installation team room to work.
5. Take at least one picture from each side to document that the area is cleared and level. Stand back far enough to capture the entire site in each photo.

Concrete Slab

Once you place your order, we'll provide detailed diagrams and recommendations for your foundation. Share these with your concrete contractor to schedule the installation.

For best results, pour the concrete when temperatures stay above 50°F for at least a week. If it drops below 40°F, the concrete won't cure properly. If you're in a colder region, winter conditions may require waiting for warmer weather.

Cure Your Slab

Ask your contractor about the best curing method to maximize your slab's durability.

Curing is a chemical process called hydration, where cement and water interact to form crystals that bond the concrete together. This reaction strengthens the slab over time.

Concrete typically "sets" within 24 hours, making it strong enough to walk on without leaving marks. However, the curing process continues for weeks, with most of the strength development occurring in the first month.

Keep It Wet. To ensure full strength, moisture loss should be minimized while curing. Keep the slab wet for at least a week after pouring, as long as outdoor temperatures remain above 50°F. In colder or highly humid conditions, additional water may not be necessary.

The best way to maintain moisture is by using a sprinkler with a fine mist setting. Be cautious not to overwater, as excessive moisture can flood the surrounding area and affect stability.

If temperatures are warm and the surface remains moist, the concrete should reach around two-thirds of its final strength within the first week. At this stage, you may be able to drive on the slab if necessary.

If keeping the slab wet for a full week isn't feasible, consider using a curing blanket, like the **UltraCure NCF**, which retains moisture and warmth as the concrete hardens. Ask your contractor for the best curing method for your specific situation.

Get Your Metal Building Installation Scheduled

Once your slab is ready, send us four photos of your site. Take one photo from each side, standing at a distance to show the entire site. Ensure there's at least three feet of clear, level ground around the building area (for larger metal buildings, allow six to eight feet on all sides).
Once we receive these photos and a copy of your permit, your order will be placed in the scheduling queue.

Congratulations! You're nearly at the finish line—unless you haven't placed your order yet.

If you still need to order your metal building, visit **alansfactoryoutlet.com** and complete your purchase.

! **In our next and final chapter,** we'll cover the installation process and what to expect.

CHAPTER 10

While You Wait



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CHAPTER 10

While You Wait

Waiting for your metal building to be installed can feel like the longest part of the process. However, your patience will pay off with years of benefits once your new metal building is in place.



To provide the best quality metal buildings at the lowest possible price, we organize deliveries in batches. **Here's how the scheduling process works:**

1. Obtain your permit and prepare the site.
2. Let us know when your site is ready for
3. Your order is added to the installation queue.
4. Once enough orders are grouped for scheduling in your area, we'll call to confirm your installation date.

Because of this system, we can't provide exact installation dates weeks in advance. Your installation may also be part of a multi-day route, meaning if the crew encounters delays with a prior job, they might need to reschedule your installation. While this uncertainty can be frustrating, it helps ensure every installation is done correctly.
Hopefully this inconvenient situation won't happen to you, but I trust you understand the challenges that the installers sometimes face.

The timeframe for your delivery depends on the size and location of your order, ranging from a few weeks to several months.

However, for 90% of orders, delivery happens within 60 days of the order being received by the factory.

You can check **estimated delivery times** for your area by visiting the estimated delivery time page on my website and entering your zip code.

In some cases, the wait time may be longer than expected, but most orders arrive within the estimated timeframe.

I understand that waiting can be frustrating, especially when the exact delivery date isn't known. But a little patience pays off—once installed, your metal building will provide lasting benefits and reliable protection. Once your metal building is set up, I'd love to see it! Feel free to send photos or a video of your completed project.

Every month, I give away a **$100 Amazon gift card** to someone who shares a photo and a **$200 gift card** to someone who submits a video showing how they're using their new metal building.

CHAPTER 10

Speaking of which, **have you placed your order yet?** The sooner you order at **alansfactoryoutlet.com**, the Faster it will be delivered, so be sure to place your order as soon as possible.

Final Thoughts

I hope this guide has been helpful in researching and planning your metal building. If you have any questions that weren't covered here, feel free to reach out via phone or my website—I'll be happy to help.

Wishing you the best on your metal building journey!

Thank you,

Alan

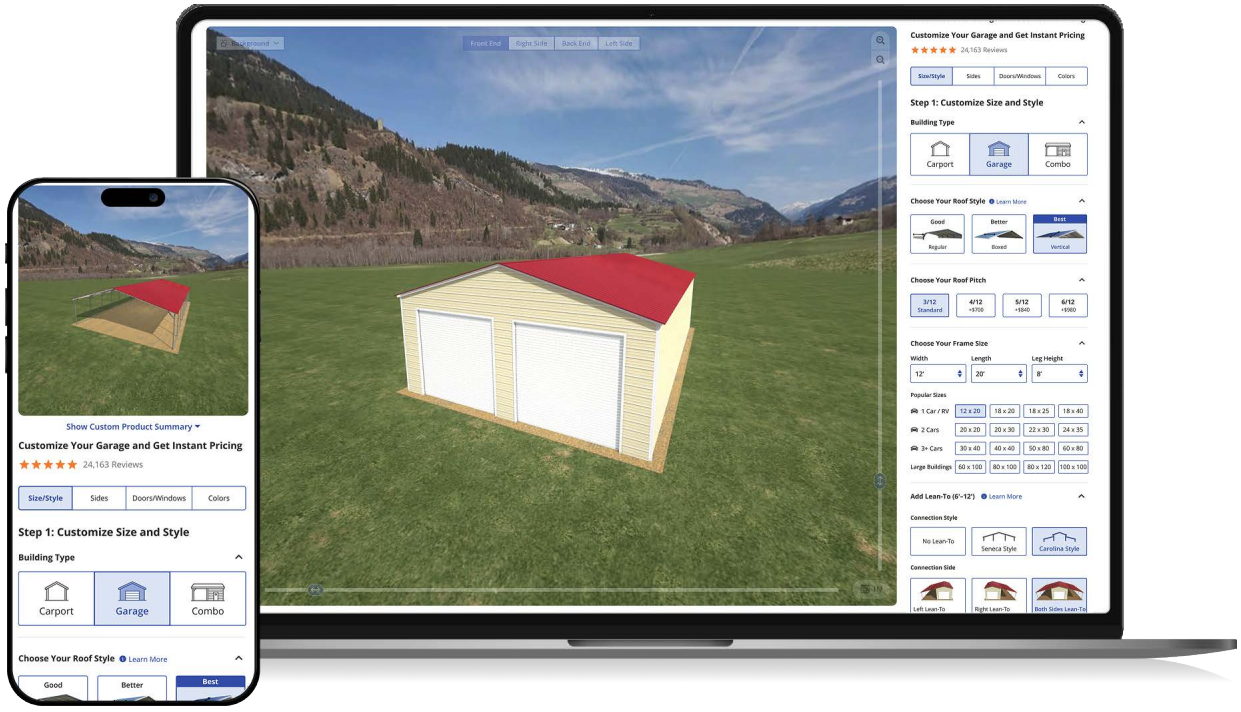


Alan Bernau Jr.
1-800-488-6903
alansfactoryoutlet.com

Alan's
FACTORY OUTLET

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Easily design, price, and buy it online—
plus get **free delivery and installation!**



Customize Your Own