

## Building New or Renovation

### What to Consider

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## Renovations or New

- The timing is good to make these changes
- The industry is healthy
- The structures that were built in the 90's are tired and need attention
- As we implement the new code we have a chance to integrate the older facilities into the new plan or retire them



## Construction Considerations

- Decide on what system to use: ESF, floor feeding, head stalls, freedom stalls
- Know what you want (?)
- Static or dynamic grouping
- The big picture needs to be fairly firm so that it can be determined how it will fit within an existing structure



## Assessing Existing Facilities

- Assess what you have in the current structure
- Assess an existing facility from the bottom up
- Most loose sow housing renovations may include: pit work, new slats and interior walls - the remainder of the barn needs to be in working condition

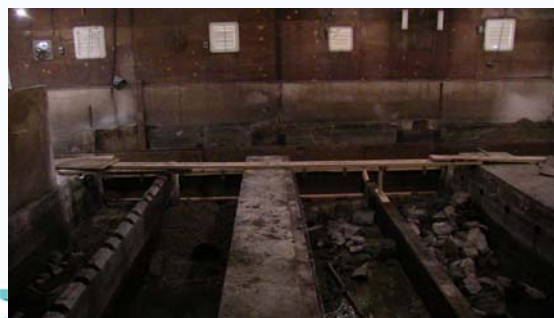


## Assessing Existing Facilities

- Walk the perimeter looking for significant cracks
- With a good flashlight lift the pit covers and have a good look at pit wall, inspect pit walls from inside where slats meet
- Get in the attic and look at those trusses
- If the insulation is discoloured the roof is leaking
- Get on the roof and look at the cladding and fasteners
- Do this stuff safely or get some help from qualified people



## Footings, foundation wall, pit walls



Footings, foundation wall, pit walls



Ceiling, insulation, trusses and truss plates



Slats



Old equipment



New equipment




Before





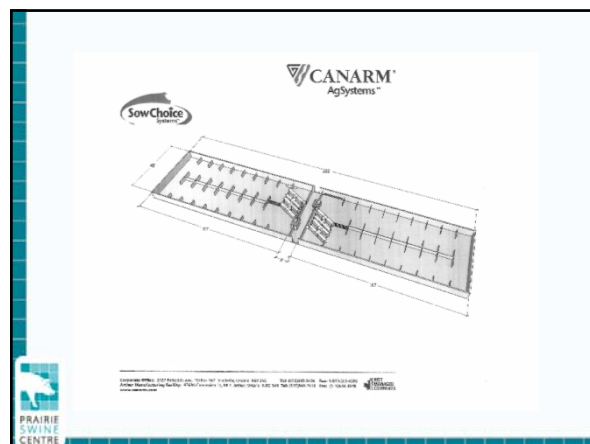
**Construction Considerations**

- From the last couple of pictures you can see that it depends on where you are starting as to what costs are incurred, but also that renovations can be an effective option



### Site Planning

- Draw up a floor plan on the existing facility
- Include perimeter walls, doors, windows, interior walls, **load bearing walls, support posts and beams**, backfilled areas or non slatted areas
- Make ten copies and start overlaying what you think you want with the limitations imposed
- Listen to your gut, its your barn and you know it best



### Site Planning

- Get some help - to what is and isn't possible, sometimes its surprising what can be done
- Talk to staff about existing deficiencies that need attention
- Make sure an engineer is involved at some point as a third party




### Trends

- A common theme that is emerging is to increase the herd size while making the change
- Extra square footage is always required to maintain herd size so additional buildings are being added
- New farrowing barns are being built, existing farrowing is switched to dry sow and often extra dry sow space is added as well through an addition



### Trends



- Many farrowing facilities need new equipment due to age so it solves several common problems
- Most builds are a combination of new and renovations to existing facilities



### Trends





The most common process has been to build a new farrowing barn large enough to add weaning days, place larger farrowing floors (6' x 8') and accommodate a herd increase


### Trends

- There are many moving parts to a job like this so planning and timing become key
- With a good plan and some luck production can continue and biosecurity can remain a priority
- Cash flow can continue while making the changes



### Trends

- Process is, build new farrowing structure, move into that structure and renovate old farrowing barn without increasing herd size
- Add dry sow space and at this point the producer increases the herd size
- This makes for a seamless transition as the important structure is done before herd size increases
- Its tough on staff but the pay off is apparent as the new structures go on line



### Regulations

- Check with your local government



### Outside The Box

- Was instructed to design a structure with the spirit of the "code" in mind as well as the rules
- What we did different:



### Outside The Box

- Slight cathedral ceiling to visually open up the barn
- More and larger windows
- All fans at the end of the barn with a noise reducing wall between the fans and the livestock



### Outside The Box

- This allowed full pit ventilation, all exhaust air was from below slats (because 22 sq ft per sow left enough slat open to feed fans)
- Reduced the noise, improved air quality, was more visually pleasing, better work environment
- Added cost \$ 20,000 or \$15 sow space



### Making New Mistakes

- A friend once said " I don't mind making mistakes but I hate making the same mistake twice"



### Making New Mistakes

- Some suggestions:



Fully slat all new facilities, there is no cost to do this and it makes changing floor plans easier



Put static pressure gauges in all large barns



Put static pressure gauges in all large barns



Add chimneys to all minimum exhaust fans



Consider trucker entrance for biosecurity



Move pump outs well away from barns



Make entrances and staff areas more than just adequate



## Conclusion

- Sort out the big picture before you even look at the barn
- Assess the existing structure with a critical eye
- Put a dollar value on the renovation
- Determine if you can keep production on site in ongoing while you build



## Conclusion

- Try not to make the same mistake twice
- Take a minute to rethink what you already know
- Keep the new structure flexible, these are early days and we are going to make changes



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### What to Consider

### Questions

