

PLANNING GUIDE

for Post Frame Buildings

*Your Complete Guide and Checklist for Selecting
a Contractor, Building Type, and Navigating the Planning and Zoning Process*



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Welcome!

This free Planning Guide covers the essentials that every business or person should consider as they plan for the construction of their building.

There are many items to consider and our aim here is to give you a resource that helps address the key parts including items such as zoning considerations, land preparation, building materials, energy efficiencies, selecting a construction firm, and more.

Feel free to print this guide out, add your notes and answers to questions asked, and keep this with you as a checklist before and during your project.

If you have any questions on the process or details outlined, please feel free to reach out to us by going to the contact form at www.PacemakerBuildings.com.

Sincerely,

The Pacemaker Buildings Team



Table of Contents:

- I. Introduction
- II. Start the Dreaming and Planning Process
- III. Zoning and Permit Considerations
- IV. Land Site Considerations
- V. Materials and Energy Efficiency
- VI. Keys to Selecting a Contractor
- VII. The Building Process Guide
- VIII. Final Tips



II. Start the Dreaming and Planning Process:

Begin by thinking "Big Picture" and ensure you think through the following items: (Add your answers)

- What will be the primary use of the building?
- Are there secondary uses for the building we envision or things we may want to add/have in the future?
- How will placement of the building impact the overall property? What should be considered from a traffic flow perspective on the property?
- What areas do we need inside of the building? Will the building design require a ceiling load now or in the future? Will the building need to have a finished interior or will it be long term cold storage?
- What do we need to consider in regards to traffic flow (people/animals/machines) within the building?
- What do we need to consider in the type and placement of doors and openings?



III. Zoning and Permit Considerations

This is an important area to not wait on. Do the work ahead of time so there are no surprises. Below are key things to look into.

- Contact the governing authority and check on your property zoning. Identify the following:
 - What is the current zoning
 - What if any land use limitations
 - Does the intended use of the building meet the zoning requirements
- Identify from your local governing body what the limitations and specifications are for:
 - Property line setbacks
 - Maximum height allowed
 - Maximum square footage allowance
 - Is a variance needed? If so, what is the process and time on average that this can take?
- Research and identify the requirements for obtaining a building permit. Do you need:
 - A Site plan
 - Zoning and building applications - Process and length of time on average to approve?
 - Legal description of property
 - Driveway permit
 - Septic release
 - Detailed construction prints
 - Are their state requirements that must be complied with?
 - Do you need a drainage plan and drainage approval?
 - Is their highway department approval needed?
 - Health department approval requirements that must be met?

Again, for any of the processes with local and state government, identify clearly the approval procedures and time frame that each step takes on average.



IV. Land Site Considerations

In planning for your building, it is very important to consider the land site preparation. This can be done with your builder, and your builder should be able to give guidance in the following areas:

- Identify proper placement of building based on building uses and property boundaries
- Is there organic material that will need to be cleared and removed by an excavating contractor? What are the cost estimates for this by the excavator?
- Plan for building pad costs. Typically this is a granular, drainable fill-type material that extends approximately 4' beyond the building footprint.
- Make sure the area will allow for proper drainage away from the new building pad.
- Make consideration for new or existing driveway to the new building site.
- Where will the building material staging area be during construction?
- Create a plan that allows for the ability to get construction equipment in and out of the construction site area.
- Plan for utilities to be placed in and around the new site area.



V. Materials and Energy Efficiency

The type of materials used is critical to the durability, energy efficiency, and long-lasting strength of the building. A less expensive building may have materials that are of lesser value and so repair and update costs will come sooner and at great expense.

Ask builders you consider the following questions:

- What materials will be used in the building? Can you provide a list?
- Where and who makes the building materials?
- How are materials delivered to the job site?
- What type of insulation is to be used in the building? Will wall cavities be insulated? The attic?
- Will insulation be compressed or blown in?
- Will the framing be wood or steel? Wood frame transfers less heat than steel and masonry walls.
- Are there Energy Star Ratings on the building materials or building system? Lower energy costs means a better return on investment in the longer term.



VI. Keys to selecting a Contractor

This is one of the most important considerations in your planning process. This will impact how the process goes and your ultimate satisfaction with your building. Here are key questions to consider:

1. Has the contractor had an established business address and office for many years?

{What happens after the “sale”...will they be able to provide follow up services in 5 years in 25 years?}

2. Is the contractor a building manufacturer with company employed crews and equipment or do they purchase a “package of material” and use outside crews to build?

{Who is accountable during and after project completion?}

3. Does the contractor carry adequate liability, builder’s risk, and workman’s compensation insurance...Do they have a managed safety program in place?

{Inadequate coverage means you will be liable for wind damage, material theft, property damage, personal injury and potential lawsuits}

4. Does the contractor specialize in Post Frame Construction?

{Membership in National Frame Builders Association...specialize in post frame engineering and design and build pre-engineered systems that meet or exceed code requirements with the latest technology}

5. Have you inspected several projects that the contractor has completed?

{The building’s value and durability are governed by the quality of materials used and the workmanship of the workers...look at other buildings (both new and old) and talk to the owners of those projects}



6. Ask about differences in the quality and methods of application that will affect how long your new building maintains its structural integrity?

{Will my building maintain that “new” luster aesthetically or will it fade and chalk after only a short time...will it be structurally sound for years to come or will it “buckle” under heavy loading conditions}

7. Look for a contractor who specializes in the kind of building you are constructing.

{Are they an “expert and experienced” or are they a generalist and do things beyond buildings?}

8. Ask your lending agency representative for an evaluation and “history” of the builder.

{Often a good source with firsthand knowledge and experience with the contractor...they may be able to alert you of mechanic liens filed on past clients if the contractor has a history of not paying his suppliers and subcontractors}

9. Not all post frame buildings are of equal quality and durability.

{Unless your goal is to erect the cheapest building possible, be wary of the lowest bid...ask and understand what material is being used and how it will be assembled}

10. The highest quality materials, knowledge and experience will prove to provide the best long term return on your investment.

{Often a bit more money invested for quality and expertise will provide a substantial return in long term value and overall satisfaction}



VII. The Building Process Guide

A final step in the selection of a contractor is to discuss and be sure there is a clear building process guide. This should include a clear and written outline of the following:

- Who is accountable for the project timeline?
- Who constructs the building? Are they company employed crews or contracted workers?
- What work in the building is subcontracted and by who?
- Is the company contracted to erect your building insured, licensed and bonded?
- Does the company carry workman's comp insurance?
- What training and safety procedures does the company have in place?
- How often and in what ways will the building progress be outlined to you?
- Is the crew able to construct in the winter if necessary?



VIII. Final Tips

Ultimately, your end product and the process to get there are critical factors to your satisfaction. Materials are very important, the process is important, and so is having a good rapport and relationship with your contractor. You should feel comfortable with all aspects of the process and the answers your builder offers to you before signing a contract.

If something isn't clear or outlined, don't expect it to be included. **A few final keys to consider:**

Design Flexibility:

Is there flexibility and is it economical to add attractive design features such as overhangs, porches, shed enclosures, and varying roof slopes?

Wood frame construction allows for ease of finish and more design flexibility. Alterations and renovations can be done easily and much more cost effectively than steel and masonry type construction methods.

Does the builder offer exterior options of precast stone, cultural stone, brick veneers, architectural panels, and foam panels into building designs?

Completion Speed:

What is the expected time to complete the building from the point the framing is started? Be sure to identify this ahead of time and request written details.



VIII. Conclusion

Hopefully this guide is a value that you can use to plan for your post frame building.

Of course, we'd value the opportunity to show you the Pacemaker Buildings' advantages! We are ready to answer your questions and provide a clear outline of what we can do to help you accomplish your goals.

Let us know if you have any additional questions!

Sincerely,

The Pacemaker Buildings Team

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