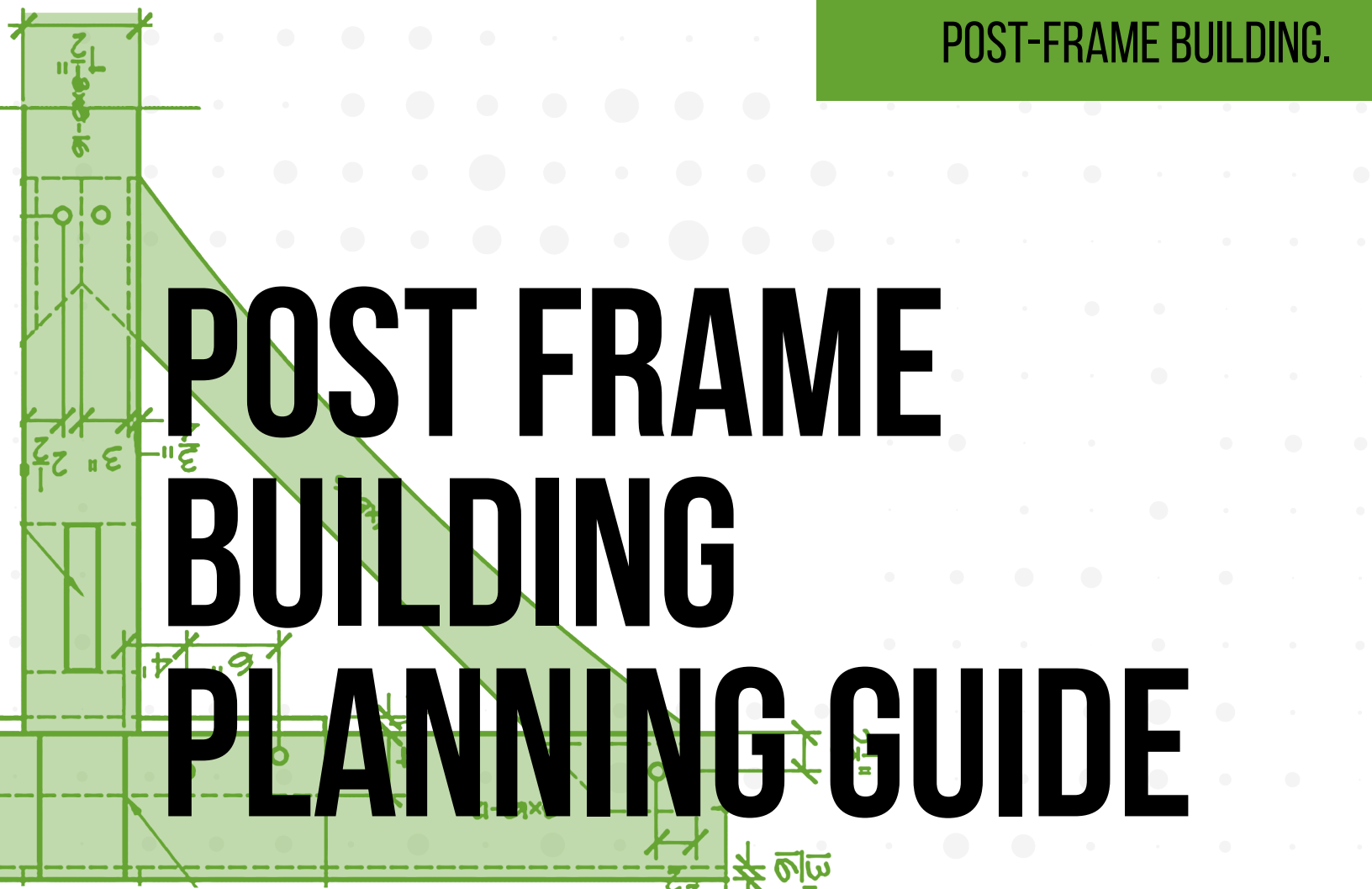




Post Frame Construction Experts

TIPS & SUGGESTIONS TO  
HELP YOU PLAN AND GET  
THE MOST FROM YOUR  
INVESTMENT IN A NEW  
POST-FRAME BUILDING.

A faint architectural drawing of a post-frame building is overlaid on the page. It shows a cross-section of the structure with various dimensions and labels. The drawing is rendered in a light green color, matching the overall theme. Dimensions include 1/2", 3", 4", 6", 10", 12", 15", 20", and 22". Labels include "1/2\"/>

# POST FRAME BUILDING PLANNING GUIDE

FROM SIMPLE TO COMPLEX, WE'RE HERE TO HELP!

# CONTENTS

Getting Started	03
Budget & Financing	04
Building Codes & Permits	05
The Construction Process	05
Choosing the Right Builder	06



# GETTING STARTED

This quick planning guide was created by Gingerich Structures to help first-time builders save time, avoid hassle, and make smart choices. You don't need all the answers right away, our team is happy to guide you!

Understanding the basics will help you make informed decisions and steer clear of common pitfalls.



## BRAINSTORMING BASICS

- Hold a simple brainstorming session with family or stakeholders. Do some quick online research on post frame buildings. Think about the overall look and how you'll use it.
- What's the main purpose of the building? (e.g., storage, workshop, barn) Any other uses now or in the future?
- What will you store inside? Consider current needs and what might change in 10-20 years.
- Rough building size (length, width, height)? Think about the largest items you'll need to fit and any extra space for activities.
- Number and types of doors/windows? How will you move around inside and access it?
- Any special needs like plumbing, electrical, or heating/cooling?
- How will you organize items? Need shelves, mezzanine, or heavy-duty floors?
- Concrete floor with drains or reinforcement? Or a basement or storm shelter?

Tip: Know how to shut off your water in an emergency!

# BUDGET & FINANCING

- Talk to banks or lenders about financing options. Get Pre-approval if needed.
- Do you own the land? If not, factor in land costs.
- Set a rough budget estimate for the whole project.

## SITE SELECTION & PREP

A good site prep saves money and stress.

- Where on the property will the building go?
- Get a plat map showing boundaries, setbacks, utilities, and flood zones.
- Any old structures to remove?
- Who preps the site? It needs to be level (within 2 inches) with space around for workers.
- Good drainage? Avoid low spots.
- Watch for underground lines—call for a free utility locate.
- Soil type? (e.g., clay, sand)
- Foundation Types: Posts in ground, perma column, concrete piers, footing, or mono slab
- Determine if rock underground - to clean up will add money to budget.
- Can trucks and equipment access and turn around easily?



# BUILDING CODES AND PERMITS

- What are the required setbacks of property lines, roads, or other buildings?
- Which codes and permits apply? Contact your local zoning office or inspector early.
- Any HOA rules?
- Factors like water runoff or erosion?
- Height limits or agricultural exemptions?
- Building use that affects design (e.g., storing flammable items)? Consult pros if needed.

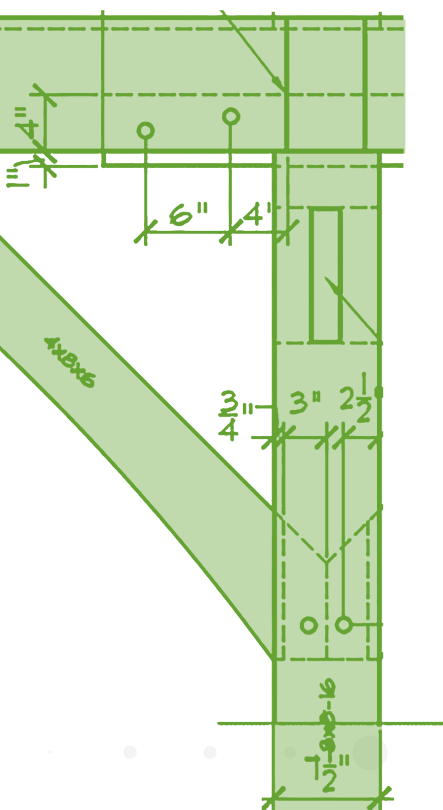


## THE CONSTRUCTION PROCESS

Here's a simple 6-step roadmap to get you from idea to finished building:

1. **Conceptual Design:** Share your ideas; we sketch basics.
2. **Budget Estimate:** Get a rough cost based on your needs.
3. **Site Prep & Permits:** Handle site work and approvals.
4. **Detailed Design:** Finalize plans and features.
5. **Construction:** Build it step-by-step (foundation, frame, finishes).
6. **Final Walkthrough:** Inspect and hand over your new building.

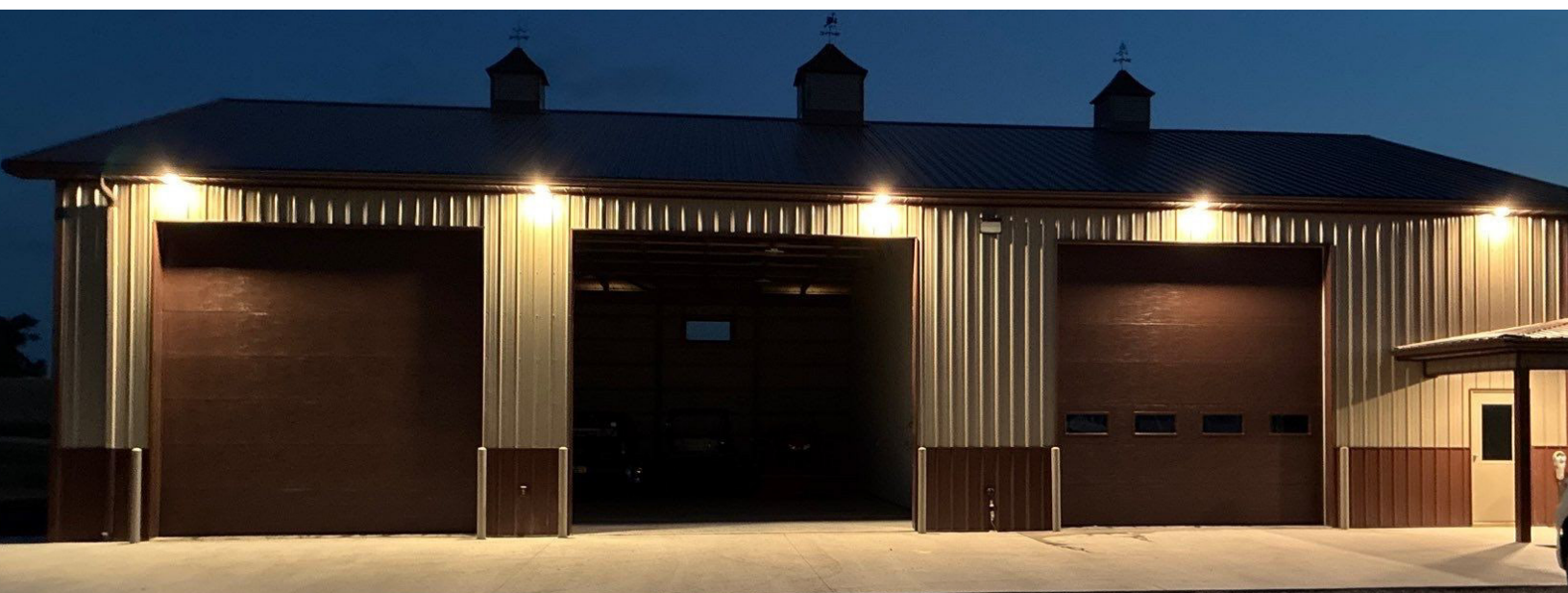
General areas involved: Site work, concrete, metals, woods, insulation, doors/windows, mechanical, electrical.



# KEY FEATURES

Start with basics—options are endless but focus on what you need. A short list of common features:

- Foundation types (posts in ground, concrete walls)
- Metal siding/roofing (gauge, colors, finishes)
- Insulation (walls, sides)
- Doors/windows (overhead, sliding, entry)
- Vents, overhangs, gutters
- Concrete floors (thickness, heated?)
- Electrical/plumbing/HVAC
- Extras like cupolas, wainscoting, or stalls



## CHOOSING THE RIGHT BUILDER

- Ask for proof of insurance (workers' comp, liability) and builder's risk policy.
- Visit past projects and chat with clients: How was the process? Any tips?
- Get written estimates with all details.
- Request references from happy customers.
- Choose one with a strong safety program to reduce risks.

**Contact Gingerich Structures today—we'll walk you through every step!**

