

Requirements to know if you want to build a Post Frame Building

Post frame buildings are Engineered Structures — Not Prescriptive Construction. Post frame buildings are not included in the prescriptive construction provisions of the International Code Council requirements. This means:

- There are no ICC prescriptive tables for post spacing, embedment depth, truss design, diaphragm bracing, uplift resistance, or lateral load paths.
- The City cannot inspect or approve a post frame building based on “typical construction,” contractor experience, or generic industry practices.
- Every post-frame building must be designed by a licensed engineer to ensure it meets required structural loads for this region.

Why Engineered Plans Are Required

Scott City requires engineered drawings to verify that the structure meets:

- Design wind loads for our jurisdiction
- Ground snow loads applicable to our region
- Load paths, diaphragm bracing, and lateral stability
- Foundation and post embedment requirements
- Truss design loads and connections

Without stamped drawings, the City has no way to confirm that the structure is safe, code-compliant, or suitable for local environmental conditions.

Minimum Submittal Requirements

To obtain a building permit for a post frame building in Scott City, applicants must provide:

1. A complete set of engineered drawings, stamped/sealed by a Kansas-licensed Professional Engineer
2. Truss design sheets showing wind load, snow load, and required bracing
3. Foundation/post embedment details
4. Framing plans, elevations, and connection details
5. Site plan showing location, setbacks, and utilities

Partial drawings, hand-sketched layouts, or “we will figure it out during construction” approaches will not be accepted.

Purchasing Materials Before Plan Approval

Contractors and property owners are strongly advised not to purchase trusses or other structural components before engineered plans are reviewed and approved. Materials purchased without approved plans may:

- Fail to meet required loads
- Require redesign or replacement
- Delay the project
- Result in failed inspections or permit revocation

The City is not responsible for costs associated with materials purchased prior to plan approval.

Purpose of This Requirement

These standards are in place to:

- Protect public safety
- Ensure structural integrity
- Maintain consistent enforcement
- Reduce costly construction errors
- Provide clear expectations for contractors and property owners

Scott City welcomes development and construction, but all work must meet the engineering and code requirements applicable to our region.