

HIGH PERFORMANCE POST FRAME

Pre-Construction Design & Consultation Checklist

Designed. Planned. Engineered. Built Better.

Our pre-construction process is designed to eliminate surprises, optimize performance, and ensure every building is thoughtfully engineered before construction begins.

PHASE 1: INITIAL CONSULTATION & PROJECT DISCOVERY

- Initial client meeting
- Discuss project goals, intended use, and budget
- Review desired building size and layout
- Identify long-term needs and future expansion plans
- Discuss architectural style and aesthetic preferences
- Review timeline expectations
- Determine performance goals (energy efficiency, comfort, durability, low maintenance)

Deliverable:

Clear project vision and project requirements established.

PHASE 2: SITE EVALUATION & FEASIBILITY

- Site visit and property assessment
- Evaluate access for construction equipment
- Review topography and grading requirements
- Assess drainage patterns and water management

- Identify utilities and service locations
- Review solar orientation and prevailing wind exposure
- Evaluate views and building placement opportunities
- Verify setbacks, easements, and site constraints
- Identify potential challenges before design begins

Deliverable:

Recommended building location and site strategy.

PHASE 3: CONCEPTUAL DESIGN

- Develop preliminary floor plan options
- Establish building dimensions and structural layout
- Determine room layouts and circulation
- Evaluate window and door placement
- Optimize natural daylighting
- Incorporate passive solar design opportunities
- Review exterior elevations and appearance
- Align aesthetics with performance goals

Deliverable:

Conceptual building design and layout.

PHASE 4: BUILDING SCIENCE & PERFORMANCE PLANNING

- Define thermal boundary strategy

- Determine insulation assemblies
- Evaluate exterior insulation options
- Design air sealing approach
- Moisture management review
- Ventilation strategy development
- Indoor air quality considerations
- Window and glazing performance analysis
- Heating and cooling load considerations
- Hydronic slab heating evaluation (if applicable)
- Energy efficiency optimization

Deliverable:

High-performance building envelope strategy.

PHASE 5: STRUCTURAL & POST FRAME ENGINEERING

- Review structural loading requirements
- Snow load analysis
- Wind load analysis
- Seismic considerations
- Post-frame structural design
- Perma-Column foundation evaluation
- Laminated post specifications
- Flush mount purlin design

- Roof system review
- Standing seam roof compatibility review
- Engineering coordination

Deliverable:

Engineered structural system ready for permitting.

PHASE 6: MATERIAL SELECTION & SPECIFICATIONS

- ZIP System roof sheathing selection
- ZIP R wall sheathing selection
- Standing seam roofing specifications
- Triple-pane window selection
- Composite window material review
- Rockwool insulation specification
- Exterior cladding selection
- Interior finish planning
- Durability and maintenance review
- Material performance verification

Deliverable:

Performance-focused material package.

PHASE 7: BUDGETING & PROJECT COST REVIEW

- Detailed quantity takeoffs
- Material cost analysis

- Labor cost projections
- Allowance review
- Scope verification
- Value engineering opportunities
- Budget alignment review
- Final project cost estimate

Deliverable:

Accurate project budget and investment plan.

PHASE 8: PERMITTING & CONSTRUCTION DOCUMENTS

- Final design approval
- Construction drawings completed
- Engineering package finalized
- Site plan finalized
- Permit submission package prepared
- Jurisdictional review coordination
- Permit revisions (if required)
- Permit approval obtained

Deliverable:

Permit-ready construction package.

PHASE 9: PRE-CONSTRUCTION PLANNING

- Construction schedule development
- Material procurement planning
- Long-lead item identification
- Site preparation planning
- Utility coordination
- Trade coordination
- Final scope review
- Pre-construction meeting
- Client approval to proceed

Deliverable:

Project fully prepared for construction.

READY TO BUILD

- Site evaluated
- Design finalized
- Building science strategy completed
- Structural engineering completed
- Materials selected
- Budget approved
- Permits secured
- Construction schedule established
- Team aligned

Ready to break ground

The Result

A building that is thoughtfully designed, structurally engineered, energy efficient, comfortable, durable, and built to perform for decades.

HIGH PERFORMANCE POST FRAME

Engineered Post Frame • Building Science Driven • High Performance By Design