

# Post/Pole Frame Building Residential Accessory Structure

Pole and Post Frame Buildings do not meet the prescriptive requirements of the MN Building Codes, therefore these types of structures shall be designed to meet performance-based design requirements. Performance-based designs shall be prepared by, and bear the stamp of, a licensed design professional competent in the area of work (MN statute 1300.0110 Subp. 14). **Pole and Post Frame Building plans must be prepared by and stamped by a MN Licensed Structural Engineer.**

**ePermit:** Prior to applying for a permit, see ePermit how-to handouts <https://www.co.scott.mn.us/1783/ePermit-Sign-In> for specific requirements to registering, applying, and uploading through the portal.

## Required Submittals for Permit Application - Pole or Post Frame Building

**Township Approval Form:** Use form to determine if township approval is required for project location. Submit completed form with township approval signature if applicable.

**Contact & Contractors Form:** Upload completed contact and contractor form as applicable for your project.

**Residential Statement of Intended Use Form:** Upload completed residential statement of use form.

**Survey/Detail Site Plans:** Location and size of proposed building Location of and distances from proposed building to other structures, property lines, and septic tanks/system

**Building Plans:** Shall bear the stamp of a MN Licensed Structural Engineer. Include structural and braced wall design, floor layout, cross sections, elevations, and energy efficiency design. Design details shall include:

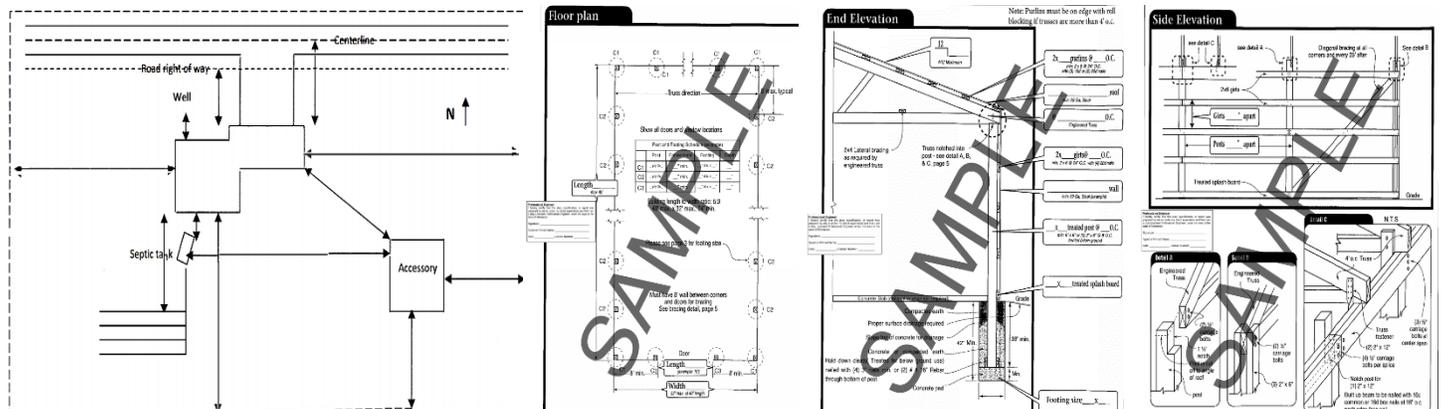
- Engineered structural design including all dimensions, elevations, cross sections, calculated footing size, foundation, and slab information (thickness, rebar placement, etc.)
  - Scott County Soils are mostly clay. Footings shall be designed to 1,500 psf soil capacity or soil shall be tested
- All header, beam, and column sizes
- Wall bracing design. Include wind exposure category per R301.2.1.4, locations and methods of bracing
- Identify on plan areas of interior finish including walls, floors, insulation, and locations of plumbing and mechanical installations or shall be by separate permit.

**Erosion and Sediment Control Plan and Agreement:** Complete Erosion & Sediment Control General Notes for Building Permits form, Signed Building Permit Erosion & Sediment Control (ESC) Escrow Agreement form, survey, aerial photo or other accurately- scaled drawing showing the proposed structure location.

**Agricultural Buildings:** See Agricultural Building Permit Application for specific requirements at:

<https://www.scottcountymn.gov/DocumentCenter/View/6299/Land-Use-Ag-BuildingSmall-Structure-Permit-Application>

For complete code requirements refer to MN Residential Code at: <https://codes.iccsafe.org/content/document/1581>.



## Design Criteria

2020 MRC TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

ROOF SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP (°F)	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP (°F)
	Speed (mph)	Topographical effects (R301.2.1.5)		Weathering	Frost line depth	Termite				
35	115	Yes	A	Severe	42"	Slight- Moderate	-15	See MR Chapter 1335	3,000	43.9

**Important note:** Soils across Scott County are typically clay. The MRC identifies clay soils to have a 1500 psf bearing capacity. Designs based on other than 1500 psf soil will require soil testing. Ultimately, the soil type identified in the design shall be consistent with what is identified on site during the inspection.

**R401.4 Soil tests.** Where quantifiable data created by accepted soil science methodologies indicate expansive, compressible, shifting or other questionable soil characteristics are likely to be present, the *building official* shall determine whether to require a soil test to determine the soil's characteristics at a particular location. This test shall be done by an *approved agency* using an *approved method*.

**R401.4.1 Geotechnical evaluation for residential construction.** In lieu of a complete geotechnical evaluation, the load-bearing values in Table R401.4.1 shall be assumed.

### MN Rule 1300.0110 Alternative materials, design, and methods of construction and equipment:

Subp. 12. Modifications. If there are practical difficulties involved in carrying out the provisions of the code, the building official may grant modifications for individual cases, upon application by the owner or owner's representative, provided the building official finds that special individual reason makes the strict letter of the code impractical, the modification is in compliance with the intent and purpose of the code, and the modification does not lessen health, life, and fire safety or structural requirements.

Subp. 13. Alternative materials, design, and methods of construction and equipment. The code is not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by the code, provided that any alternative has been approved. An alternative material, design, or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the code, and that the material, method, or work offered is, for the purpose intended, at least the equivalent of that prescribed in the code in quality, strength, effectiveness, fire resistance, durability, and safety.

Modification and alternate proposals will be reviewed upon submittal of written application and complete design details.

### Modifications to Existing Residential Pole Buildings:

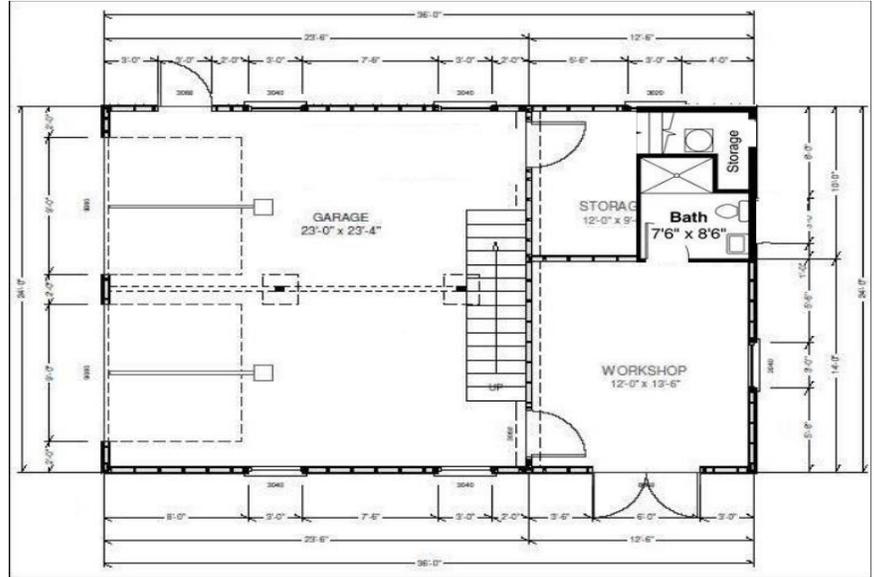
- **Modifications to an existing Pole or Post Frame Building are required to be designed by a MN licensed Structural Engineer. The design shall include details for compliance with vertical and lateral loads consistent with the specific site of the building.**
- **The requirements of the energy code shall be met when conditioning (heating/cooling) an existing building. Alternative designs may be submitted for Building Official approval.**

# Interior Finishing and Conditioning

## Required Submittals (in addition to building permit required submittals)

**Building Plans:** Identify on plan areas of interior finish including walls, floors, insulation, and locations of plumbing and mechanical installation. Or shall be by separate permit.

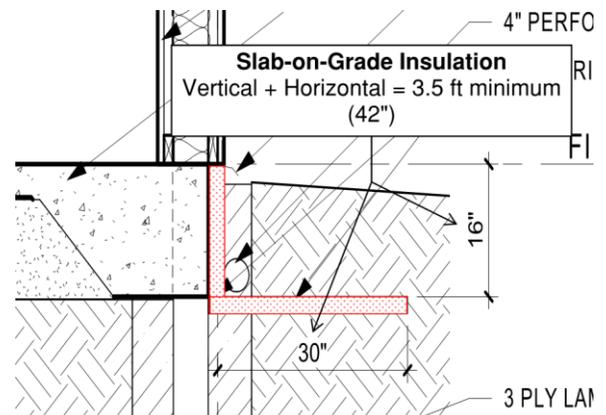
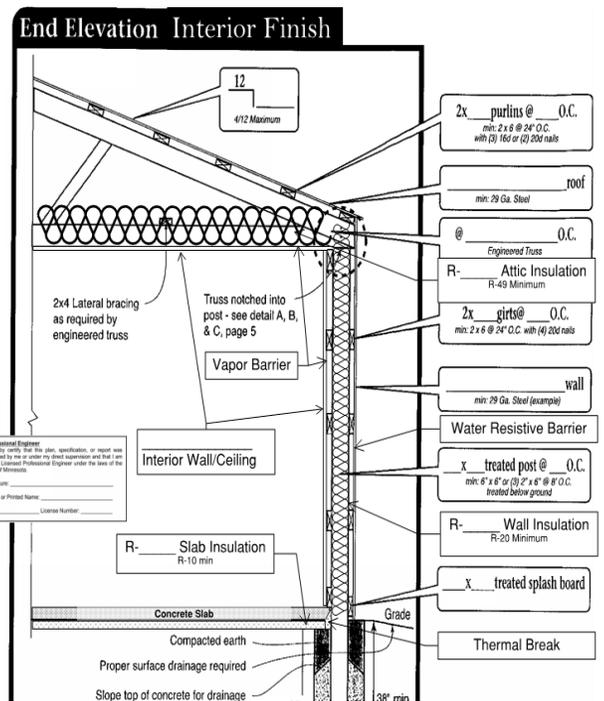
**Septic Design:** Plumbing fixtures requiring waste/sewage disposal require septic design submitted with permit application.



## Energy Code Compliance Requirements:

- Detached Residential buildings constructed in accordance with the MN Residential Code, Chapter 1309 and intended to include space conditioning such as heating or cooling shall meet the requirements of MN Residential Energy Code, Chapter 1322.
- Detached Residential buildings constructed in accordance with the MN Building Code, Chapter 1305 and intended to include space conditioning such as heating or cooling shall meet the requirements of MN Commercial Energy Code, Chapter 1323.

**R402.2.9 Slab-on-grade floors.** Slab-on-grade floors with a floor surface less than 12 inches (305 mm) below grade shall be insulated in accordance with Table R402.1.1. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table R402.1.1 (3.5 ft) by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by a minimum of 10 inches (254 mm) of soil. The top edge of the insulation installed between the *exterior wall* and the edge of the interior slab shall be permitted to be cut at a 45-degree (0.79 rad) angle away from the *exterior wall*. Slab-edge insulation is not required in jurisdictions designated by the *code official* as having a very heavy termite infestation.



### **Other Related Items:**

- Permit applicant and property owner are responsible for complying with Scott County ordinances, Minnesota building codes, manufacturer's specifications, building permit details, and "approved" plans. Review the approved permit documents for specific requirements prior to beginning construction. The "approved" plan shall be kept on the site and available to the inspector.
- "Approved" plans and specification shall not be changed, modified or altered without prior approval from the Building Inspection Department.

### **Required Inspections (Shell Building Permit):**

- **Footing:** Inspected after all forms are set and all required reinforcement is in place, and before concrete is poured.
- **Framing:** After all rough in inspections and electrical are done. Before any framing is covered.
- **Building Final:** After all other required inspections and electrical are done. Exterior is weather tight and project including final grade is completed.

**Additional Required Inspections when applicable (Interior Finish Permit):** Interior finish shall be identified and included in the design plans for the main building permit or shall be by separate permit, prior to any interior finish activities.

- **Plumbing Rough-in**
- **Mechanical Rough-in**
- **Gas Line Rough-in and Air test**
- **Plumbing Final**
- **Mechanical Final**
- **Insulation**

### **Permit Expiration:**

- Expiration occurs 180 calendar days after permit is issued or inspection with a positive outcome. Reactivation fees will be incurred for expired permits. If the project is expected to go beyond the 180 days, submit completed Request for Extension form along with explanation of cause for delay to [buildinginspections@co.scott.mn.us](mailto:buildinginspections@co.scott.mn.us) prior to expiration.