



## LEE'S SUMMIT MISSOURI

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### Codes Administration

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### Post Frame Buildings (Pole Barns)

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The following are general requirements pertaining to the construction of post frame buildings, commonly referred to as pole barns. These buildings are different from conventional construction because continuous footings and stud walls are not used for support. The 2012 International Codes, adopted by the City of Lee's Summit, do not specify how post frame buildings shall be constructed. Instead, the code requires these buildings to be designed by a registered design professional, such as an architect or an engineer.

The following information, at a minimum, must be included in the building plans. **All information related to the structural aspects of the building must be sealed by an architect or engineer registered in the State of Missouri, prior to issuance of a building permit:**

1. Site Plan – A site plan, drawn to scale, showing the property lines, location of any existing buildings on the property, the location of the proposed building, and the dimensions from the proposed building to the property lines.
2. Piers – The depth, diameter, spacing and reinforcement of the piers shall be included.
3. Posts – The size, grade, type, and attachment detail of the post to the pier shall be included. If the post is to be embedded in the concrete, the depth of the embedment shall be included. If a post base is to be used, the type shall be specified.
4. Headers (Beams) – The size, number, grade, type, and attachment detail of the headers to the posts shall be included. If the posts are to be notched to accept the headers, that shall be specified. If the headers are to be through-bolted or lagged to the posts, the detail shall include the number and size of bolts or lag screws.
5. Horizontal Bracing (Girts) – The size, grade, type, spacing and attachment detail of the horizontal bracing to the posts shall be included.

6. Door/Window Openings – The framing detail of any openings for doors and/or windows shall be included.
7. Roof Framing – If rafters are being used, the size, grade, type, spacing, attachment detail to the headers, and collar tie detail shall be included. If trusses are being used, the engineered truss drawings shall be included. The engineered truss drawings shall include the truss detail, layout, and bracing requirements. If nailers are to be used in lieu of a fully sheathed roof, the size, grade, type and spacing shall be included.
8. Exterior Materials – The Department of Planning and Development regulates the type of materials that may be used depending on the zoning of the lot where the building is being constructed. The type of siding and roofing materials to be used shall be included, and the manufacturer's installation guidelines shall be available if requested.