

“Home Improvements” If You Want To Construct a Post Frame Building (Pole Barn)

Many home improvements projects are subject to community zoning and building code restrictions and do require a permit. This information sheet has been written to help you with your construction project. It lists the important information needed to be submitted with an application for your specific project.

IMPORTANT NOTE – It is vitally important that all projects be accompanied with site/plot plans (plot plans can generally be found with the legal documents on your property. Sometimes they may be referred to as site plans or mortgage surveys). Plot plans should not be hand drawn.

Please submit the following information:

- Submit a copy of your site/plot plan.
- Indicate the location of the proposed pole barn structure on your plot plan.
- Submit a drawing of your pole barn; please provide scaled drawings illustrating the following:
 - Piers- The size, depth, diameter, spacing and reinforcement of the piers.
 - Posts- The size, grade, type, and attachment detail of the post to the pier. If the post is to be embedded in the concrete, the depth of the embedment needs to be included. If a post base is used, the type needs to be specified.
 - Headers (Beams) - The size, number, grade, type, and attachment detail of the headers to the posts needs to be included. If the headers are to be through-bolted or lagged to the posts, the detail needs to include the number and size of bolts or lag screws.
 - Horizontal Bracing (Girts) - The size, grade, type, spacing and attachment detail of the horizontal bracing to the posts needs to be included.
 - Door/Window Openings- The framing detail of any openings for doors and/or windows needs to be included.
 - Roof Framing- If rafters are being used, the size, grade, type, spacing, attachment detail to headers and collar tie detail needs to be included. If trusses are being used, the engineered truss drawings need to be included and illustrate the truss detail, layout and bracing requirements. If purlins are used in lieu of a fully sheathed roof, the size, grade, type and spacing needs to be included.
 - Exterior Materials- The type of siding and roofing materials to be used needs to be included, and the manufacturer’s installation guidelines should be made available if requested.
- Fill out the building permit application.
- You will be required to call for a footing pier inspection, framing inspection, mechanical inspection (if applicable), electrical inspection (if applicable), plumbing inspection (if applicable), and a final inspection.

Important Note – Pole barns or accessory structures are required to meet minimum setback requirements of the Zoning District in which they are located.

R-1, Single Family Residential District

- Accessory structures are permitted within the rear yard only. Accessory structures are not permitted within any utility or storm water easement. Side yard setback is 8'. **(Corner lots have special setback requirements, set back not less than the distance required for residences from side streets).**
- Rear yard setback is 8’.
- Required setbacks may vary dependent on the zoning district in which you reside.

MISSOURI ONE CALL-CALL BEFORE YOU DIG- 1-800-344-7483