



**COMMUNITY DEVELOPMENT SERVICES**

(954) 390-2180 FAX: (954) 567-6069

**SHEDS**

*Life's Just Better Here*

**SHEDS**

This checklist is designed to expedite permit application processing by ensuring that all required documentation is submitted with your application. **Submit one (1) notarized copy of the permit application and two (2) copies of the following required information:**

- \_\_\_\_\_ 1. Survey/site plan showing all property lines, all buildings on the property, all easements on the property, all streets and bodies of water abutting the property, the location of the electric meter and service drop for the house, and the type, height, location and materials of the proposed shed, with shed dimensions and dimensions from shed to property lines. Each set of plans shall include a Registered Land Surveyor's Certificate.
- \_\_\_\_\_ 2. Plans or Manufacturer's Specifications, depending upon type of shed.
- \_\_\_\_\_ 3. Product Approval or DCA stamped plans.
- \_\_\_\_\_ 4. Owner/Builder Affidavit if installed/constructed by owner.
- \_\_\_\_\_ 5. If installed/constructed by a contractor, include proof of Workers' Compensation Insurance, copy of contractor's license and copy of contract.
- \_\_\_\_\_ 6. If electricity is to be run to the shed, an electrical permit is required.
- \_\_\_\_\_ 7. If water is to be run to the shed, a plumbing permit is required.
- \_\_\_\_\_ 8. Homeowner Association Approval, if required.

**GENERAL INFORMATION:**

There are three (3) basic types of sheds, and each must be designed to withstand the forces created by 140mph wind:

- Metal Sheds:
  - Must be firmly anchored to a 4" concrete slab.
  - Must have 2 sets of wire cables over the roof attached to earth type auger anchors or eyebolts into concrete.
- Manufactured Wood Shed:
  - Must be supported and anchored in accordance with the manufacturer's approved specifications.
- Site-Built Wood Shed:
  - Plans to be signed and sealed by a Florida Licensed Architect/Engineer, or the plan may be drawn by the owner/contractor utilizing the AFPA Wood Frame Construction Manual and with sufficient details to determine how all the codes have been met, or utilize the approved Prescriptive Design Details per PBC BCAB 11-07.

**Building permits are required for all types of sheds/utility buildings, except vinyl and other lightweight structures that are 6'x6'x6' or smaller. Please note that exempt structures may still need to meet all local zoning regulations.**

**SPECIFIC REQUIREMENTS:**

Backyard storage sheds must be a minimum of five (5) feet from the rear property line and five (5) feet from the side property line. There must be at least one (1) foot between a shed and any easement. Metal sheds may not be larger than 144 square feet. Other sheds, depending upon the type of construction, may be 200 square feet. Electric service drop wires must meet the minimum clearances as per the currently adopted NFPA 70 commonly known as the National Electrical Code.

**INSPECTIONS:**

- Footing/Slab, if concrete slab being installed.
- Framing, if site-built wood shed.
- Electrical, if adding/changing electrical service.
- Final on **ALL** types of shed.

Inspections must be submitted online, faxed or dropped off prior to **4:30 PM** for the next business day.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Applicant