

Shed/Storage Building Permit Application Requirements

Forms Included:

Shed Checklist (2 pages)

Manufactured Sheds:

Manufactured sheds 100 square feet or smaller do not require a permit to be placed on a residential property.

Manufactured sheds larger than 100 square feet do require a permit to be placed on residential property.

Manufactured sheds of any size require a permit to be placed on non-residential property.

To apply for a permit for a manufactured shed, submittals must include:

1. Site plan, showing the whole parcel, the existing structures on the parcel, and the proposed shed. The distance from the proposed shed to the property lines should be noted, as well as the measurements of the shed.
2. Manufacturer's specifications

Sheds/Storage Buildings Built On Site:

Sheds/Storage Buildings built on site require a permit regardless of size or property zoning.

To apply for a permit for a shed/storage building to be built on site, submittals must include:

1. Site plan, showing the whole parcel, the existing structures on the parcel, and the proposed building. The distance from the proposed building to the property lines should be noted, as well as the measurements of the shed.
2. 2 sets of construction plans
 - a. Please see the Shed Checklist on the next page for the requirements of the construction plans

City of Gainesville's Building Inspections Department

Checklist for SHEDS FLORIDA BUILDING CODE 5th Edition ALL REQUIREMENTS SUBJECT TO CHANGE EFFECTIVE June 30th, 2015

THIS IS CHECKLIST IS SPECIFIC TO THE CITY OF GAINESVILLE. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION. *IF AN ITEM IS REQUIRED AND NOT PROVIDED – THE PLAN REVIEW TIME PERIOD MAY BE STOPPED UNTIL PROPER DOCUMENTATION IS SUBMITTED.*

IF YOU ARE APPLYING AS AN “OWNER/BUILDER”, YOU MUST BRING IN A COPY OF YOUR WARRENTY DEED OR TAX NOTICE TO SHOW OWNERSHIP. IF YOU LIVE IN A MANUFACTURED HOME, BRING IN A COPY OF YOUR TAG REGISTRATION PAPER TO SHOW OWNERSHIP. THE HOME MUST BE IN YOUR NAME.

All pre-built or pre-engineered sheds must be State approved or have engineering provided. Site built storage buildings must meet the Florida Building Code 5th Edition – Residential.

WHERE APPLICABLE SEPARATE PERMITS ARE REQUIRED FOR NEW **ELECTRICAL** or **PLUMBING** WORK BEING DONE.

GENERAL REQUIREMENTS: Two (2) complete sets of plans containing a floor plan, wall sections and all exterior elevations with the following criteria and documents:

<input type="checkbox"/>	All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. (“Optional” details that are not used shall be marked void or crossed off). Square footage of different areas shall be on plans.
BUILDING PLANS *(see page 2)	
<input type="checkbox"/>	a) ELEVATIONS: - All sides
<input type="checkbox"/>	b) FLOOR PLAN: - Rooms labeled & dimensioned - Windows/Skylights & Doors: show size, mfg, approval listing and attachment specifications and safety glazing where needed - New plumbing fixtures layout (if adding) - Electrical layout: New receptacles, lights, fans, etc.
<input type="checkbox"/>	c) FOUNDATION PLAN: - Location of all load bearing walls w/ required footings indicated as standard or monolithic and their dimensions and reinforcement - All post and/or column footing w/ size and reinforcement - Any special support required by soil analysis such as piling - Location of any vertical steel
<input type="checkbox"/>	d) WALL SECTIONS: Include anchors & other tie-down devices used for wind compliance. MASONRY WALL - All materials making up the wall - Block size and mortar type w/ size and spacing of reinforcement - Lintel and tie-beam sizes and reinforcement WOOD FRAME WALL - All materials making up wall - Size and species of studs - Sheathing size type and nailing schedule - Headers sizes
<input type="checkbox"/>	e) ROOF SYSTEM: Roof assembly: Roofing system, materials, manufacture, fastening requirements and product evaluation w/ wind resistance rating. TRUSS PACKAGE including: - Truss layout and truss details signed & sealed by FL Reg. Engineer CONVENTIONAL FRAMING LAYOUT including: - Rafter size, species, and spacing - Ridge Beam size, valley framing and support details

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Checklist for SHEDS (continued)

<input type="checkbox"/>	f) FLOOR FRAMING SYSTEM <ul style="list-style-type: none">- Floor truss package including layout and details, signed and sealed by FL Registered Engineer- Floor joist size, species and spacing- Girder size and species- Attachment of joist to girder- Wind load requirements, where applicable
<input type="checkbox"/>	g) WIND LOAD DESIGN <ul style="list-style-type: none">- If your structure has a roof span over 12' wind load design must be submitted. Wind design must provide calculations and details that have the seal and signature of a Florida Registered Design Professional.- If the roof span is under 12' the structure must meet the construction requirements found in the building code. Means of compliance shall be shown on plans.
<input type="checkbox"/>	h) ELECTRICAL <ul style="list-style-type: none">- If providing electrical to shed, please provide on your site plan, location of existing electrical panel and wiring method to shed.

*** "Lawn" storage buildings have plans approved by the State of Florida's Department of Business and Professional Regulations office. When purchasing one of these structures the seller should provide you with the State approved plans. Submit 2 copies along with the site plan for permitting.**