

## **Shed/Storage Building Permit Application Requirements**

### **Manufactured Sheds:**

Manufactured sheds 100 square feet or smaller do not require a permit to be placed on a **residential** property. However, the shed must be set back the minimum distance from the property lines required for your specific zoning district. Please call Planning Division at (352) 334-5023.

Manufactured sheds larger than 100 square feet do require a permit to be placed on a **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 must be noted, as well as the measurements of the shed.
2. Copy of manufacturer's plans – not required to have original engineering seals.
3. Manufacturer's anchoring details or site specific signed and sealed engineering.

### **Site Built Sheds/Storage Buildings:**

Sheds/Storage buildings constructed on site will 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 must be noted, as well as the measurements of the shed.
2. Please see the Shed Checklist on the next page for the requirements of the construction plans.

## City of Gainesville's Building Department

### Checklist for Sheds

ALL SUBMITTALS FOR CONSTRUCTION PERMITS MUST BE SUBMITTED  
THROUGH ePLAN REVIEW - PROJECTDOX.

All building plans must include the following items and indicate compliance with the current edition of the Florida Building Code. Where applicable, separate permits are required for new or modified **electrical, plumbing, HVAC, or Gas** work being done.

#### GENERAL REQUIREMENTS

<input type="checkbox"/>	Permit Application
<input type="checkbox"/>	Site plan showing the distance between existing building(s), property lines, & proposed shed.
<input type="checkbox"/>	All drawings must be clear, concise and drawn to scale. All areas must be dimensioned and labeled for its intended use. Square footage of different areas shall be on plans.
<input type="checkbox"/>	Designer's name and signature on document. If created by a licensed architect or engineer, the official digital signature and electronic seal shall be affixed.

#### BUILDING PLANS

<input type="checkbox"/>	A) ELEVATIONS: - A drawing showing each side all sides
<input type="checkbox"/>	B) FLOOR PLAN: - Rooms labeled & dimensioned - Windows/Skylights & Doors: show size, Florida Product Approval numbers, 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 and required footings indicated as standard or monolithic and their dimensions and reinforcement - All post and/or column footings w/ size and reinforcement - Any special support required by soil analysis such as piling - Location of any vertical steel
<input type="checkbox"/>	D) ROOF SYSTEM: Roof assembly: Roofing system, materials, Florida Product Approval numbers with manufacturer's fastening requirements - Truss Package including: • Truss layout and truss details digitally signed & sealed by FL Reg. Engineer - Conventional Framing Layout including: • Rafter size, species, and spacing • Ridge Beam size, valley framing and support details

<input type="checkbox"/>	<p>E) WALL SECTIONS: Include anchors &amp; other tie-down devices used for wind compliance</p> <ul style="list-style-type: none"> <li>- MASONRY WALL <ul style="list-style-type: none"> <li>• All materials in the construction of the wall</li> <li>• Block size and mortar type w/ size and spacing of reinforcement</li> <li>• Lintel and tie-beam sizes &amp; reinforcement</li> </ul> </li> <li>- WOOD FRAME WALL <ul style="list-style-type: none"> <li>• All materials in the construction of the wall</li> <li>• Size and species of studs</li> <li>• Sheathing size type and nailing schedule</li> <li>• Headers sizes and spans</li> </ul> </li> </ul>
<input type="checkbox"/>	<p>F) FLOOR FRAMING SYSTEM:</p> <ul style="list-style-type: none"> <li>- Floor truss package including layout and details, digitally signed and sealed by FL Registered Engineer</li> <li>- Floor joist size, species and spacing</li> <li>- Girder size and species</li> <li>- Attachment of joist to girder <ul style="list-style-type: none"> <li>• Wind load requirements, where applicable</li> </ul> </li> </ul>
<input type="checkbox"/>	<p>G) WIND LOAD DESIGN</p> <p>Wind design must provide calculations and details that have the electronic seal and digital signature of a Florida Registered Design Professional.</p>
<input type="checkbox"/>	<p>H) ELECTRICAL</p> <ul style="list-style-type: none"> <li>- If providing electrical to shed, please provide on your site plan, location of existing electrical panel and wiring method to shed.</li> </ul>

\* “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. State approved plans for manufactured sheds are available and can be downloaded from the DBPR website at <https://www.floridabuilding.org>. See Manufactured (Modular) Buildings.