



# CITY OF CRESTVIEW

## GROWTH MANAGEMENT DEPARTMENT

### Building Permits & Inspections

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## ACCESSORY BUILDING REQUIREMENTS

**Subject:** Policy for permitting non-habitable residential accessory buildings (Storage sheds, Gazebos, Carports & Detached Garages, ect.) that are considered Category 1 Buildings (Table 1604.5 FBC)

**Building Permits are required** for all sheds and accessory structures that are constructed or placed in the City of Crestview. This applies to site built structures as well as portable sheds.

**Site-Built accessory buildings** including, but not limited to, sheds, detached garages, gazebos, and carports must be built by a licensed Division 1 Contractor or a property owner in accordance with 489.103 *State Statute*. Site built accessory buildings must be constructed in accordance with the *Florida Building Code, Residential, Section R301.2.1.1* latest edition. Accessory buildings must be designed for the 130 mph wind zone by either a licensed design professional or in accordance with one of the prescriptive high wind design publications listed in R301.2.1.1. If the design is utilizing a prescriptive design manual in lieu of a licensed engineer, two copies of the applicable worksheets are required along with the floorplan, rafter/truss plans, and elevations. Incomplete worksheets may result in delays. Plans must be drawn to scale and include dimensions.

**Prefabricated Portable Sheds** are required to be permitted and designed to meet the 130 mph wind speed. Prefabricated Sheds without DCA approval that do not exceed 250 square feet may be permitted by the installer, or property owner in accordance with State Statute 489.103. Prefabricated storage sheds that are no more than 400 square feet and are approved by DCA may also be permitted by the installer or property owner. Portable storage sheds that exceed 400 square feet must be permitted by a licensed Division 1 Contractor or the property owner. Portable prefabricated sheds must be pre-engineered for the 130 mph wind zone and tied down in accordance with the pre-engineered drawings. Two sets of plans are required for review.

### **Contracting. 489.103 Exemptions.**

(20) The sale, delivery, assembly, or tie-down of prefabricated portable sheds that are not more than 250 square feet in interior size and are not intended for use as a residence or as living quarters. This exemption may not be construed to interfere with the Florida Building Code or any applicable local technical amendment to the Florida Building Code, local licensure requirements, or other local ordinance provisions.

(21) The sale, delivery, assembly, or tie-down of lawn storage buildings and storage buildings not exceeding 400 square feet and bearing the insignia of approval from the department showing compliance with the Florida Building Code.

## **RESIDENTIAL STORAGE SHEDS**

### **Frequently Asked Questions**

#### **Do I need to obtain a Building Permit for my storage shed?**

A Building Permit is required for all site-built sheds and pre-fabricated sheds. If electrical or plumbing is proposed, the appropriate permits are also required. An existing primary residence must be in place in order to permit a shed.

#### **What are the setback requirements for a storage shed?**

Storage Sheds must be set back a minimum of 3' from side and rear lot lines and 10' from the dwelling. If the shed is closer than 10' to the residence, the setbacks to the side and rear lot lines will be the same as required for the dwelling.

#### **Is a licensed Contractor required to permit my storage shed?**

Site-built sheds are required to be permitted by a licensed Contractor or a property owner who qualifies for the contracting exemption in accordance with State Statute 489.103.

Portable pre-fabricated sheds that are DCA approved and are less than 400 square feet do not require a licensed contractor for the sale, delivery, assembly, and installation. Pre-fabricated sheds exceeding 400 square feet are required to be permitted by a licensed contractor.

#### **Does my storage shed need to be designed by a licensed Engineer or Architect?**

Site built storage sheds must be designed licensed design professional if the total square footage exceeds 250 square feet.

Portable Pre-fabricated sheds must be pre-engineered with DCA approval if over 250 square feet.

#### **Do I need plans for my storage shed?**

Yes. Two sets of Plans are required for both site-built and pre-fabricated sheds.

Site built sheds at minimum must include a floorplan, foundation plans, rafter/truss plans, and front and side elevations. Plans must be drawn to scale, include dimensions, and be submitted along with the applicable wind design criteria. If you are using one of the prescriptive wind load manuals in Section R301.2.1.1 in lieu of a licensed design professional, two copies of the applicable details and/or worksheets from the manual must be submitted. Design of a Category 1 structure must be for the 130 mph wind speed minimum.

Pre-fabricated sheds must be pre-engineered and require DCA approval if over 250 square feet. Two copies of the pre-engineered plans must be submitted.

#### **I am purchasing a lightweight bolt together metal shed kit from a home improvement center. Do I need a Building Permit for this?**

Yes. However, you do not need engineered plans for these types of sheds. A site plan is required to review for setbacks. You will need to install auger type anchors and straps at each corner for hold-downs.

Wind Load Manuals

WFCM Wind Design Manual <http://www.awc.org/standards/wfcm.html>

ICC Wind Design Manual <http://www.iccsafe.org/Store/Pages/Product.aspx?id=7027X08>