



Escambia County Building Inspections Division
3300 N. Pace Blvd., Suite 300
Pensacola, FL 32505
Telephone: (850) 595-3550 Facsimile (850) 595-3589
On the Web: www.myescambia.com

LAWN SHED GUIDELINES

All lawn storage sheds require a Building Permit including Pre-Fabricated and Site-Built Sheds, regardless of size. A lawn storage shed is defined as a shed on residential property for use of storage not to exceed 400 sq. ft. Appropriate sub-permits must also be obtained if any electrical, mechanical or plumbing is to be installed.

Sheds must be located a minimum of five (5) feet from all property lines. Lawn storage shed permits will only be issued for properties where an existing residential structure is present. Lawn storage sheds **may not** be placed in the front yard area but **may** be located in the rear or side yard areas. Correct shed placement and adherence with all land use concerns such as drainage easements, underground septic tanks and utility clearances are the owner's responsibility.

PRE-FABRICATED SHEDS

State law requires all Pre-Fabricated Sheds to have a Department of Community Affairs (DCA) approval and insignia on them. Pre-Fabricated Sheds are inspected for tie-downs and setbacks to ensure they are in the proper space. "Snap-together" type shed kits available from home improvement centers would not have to comply with the Florida Building Code. (Ref: *Dept. of Community Affairs*).

Permit Fee \$54

* A Contractor's license **is not** required for the sale, delivery, assembly or tie-down of the DCA approved Pre-Fabricated Sheds, 400 sq. ft. or smaller. (Ref: *State Statute § 489.103 (20)*).

SITE-BUILT SHEDS

Conventional Site-Built Sheds require the same inspections as other buildings. Complete construction plans must be provided for sheds. (Ref: *State Statute § 489.103 (20)*).

Permit Fee \$81

* A Contractor's license **is** required for Site-built sheds, which are 250 sq. ft. or larger. (Ref: *State Statute § 553.37; FAC 9B-1.007*)



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LAWN STORAGE SHEDS

A lawn storage shed is defined as a shed (no larger than 400 sq. ft.) on residential property for use of storage.

Required Permits

All lawn storage sheds require a Building Permit including Pre-Fabricated and Site-Built Sheds, regardless of size. Lawn storage shed permits will only be issued for properties where an existing residential structure is present. Appropriate sub-permits must also be obtained if any electrical, mechanical or plumbing is to be installed.

Building Permit Fees

\$54 for Pre-Fabricated Shed

\$81 for Site-Built Shed

Location of Shed

Sheds must be located a minimum of five (5) feet from all property lines. Lawn storage sheds **may not** be placed in the front yard area but **may** be located in the rear or side yard areas. Correct shed placement and adherence with all land use concerns such as drainage easements, underground septic tanks and utility clearances are the owner's responsibility.

State Requirements

- State law requires all Pre-Fabricated Sheds to have a Department of Community Affairs (DCA) approval and insignia on them. Pre-Fabricated Sheds are inspected for tie-downs and setbacks to ensure they are properly located. Plastic "Snap-together" type shed kits available from home improvement centers would not have to comply with the Florida Building Code and are exempt from permitting. (Ref: *Dept. of Community Affairs*).
- Conventional Site-Built Sheds require the same inspections as other buildings. Complete construction plans must be provided for sheds. (Ref: *State Statute §489.103 (20)*).

Contractor License Requirements

- For DCA approved Pre-Fabricated Sheds, 400 sq. ft. or smaller, a contractor's license **is not** required for the sale, delivery, assembly or tie-down. (Ref: *State Statute § 489.103 (20)*).
- For Site-built sheds, which are 250 sq. ft. or larger, a contractor's license **is** required. (Ref: *State Statute § 553.37; FAC 9B-1.007*)



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Frequently Asked Questions

LAWN STORAGE SHEDS

A lawn storage shed is defined as a shed (no larger than 400 sq. ft.) on residential property for use of storage.

Does my lawn storage shed require permits?

All lawn storage sheds require a Building Permit including Pre-Fabricated and Site-Built Sheds, regardless of size. Lawn storage shed permits will only be issued for properties where an existing residential structure is present. Appropriate sub-permits must also be obtained if any electrical, mechanical or plumbing is to be installed.

What are the fees for the building permit?

\$54 for Pre-Fabricated Shed

\$81 for Site-Built Shed

Where can I place my lawn storage shed?

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What are the State requirements?

State law requires all Pre-Fabricated Sheds to have a Department of Community Affairs (DCA) approval and insignia on them. Pre-Fabricated Sheds are inspected for tie-downs and setbacks to ensure they are properly located. Plastic "Snap-together" type shed kits available from home improvement centers would not have to comply with the Florida Building Code and are exempt from permitting. (Ref: *Dept. of Community Affairs*).

Conventional Site-Built Sheds require the same inspections as other buildings. Complete construction plans must be provided for sheds. (Ref: *State Statute §489.103 (20)*).

Is a Contractor's license required?

For DCA approved Pre-Fabricated Sheds, 400 sq. ft. or smaller, a contractor's license **is not** required for the sale, delivery, assembly or tie-down. (Ref: *State Statute § 489.103 (20)*).

For Site-built sheds, which are 250 sq. ft. or larger, a contractor's license **is** required. (Ref: *State Statute § 553.37; FAC 9B-1.007*)