

RESIDENTIAL UTILITY / STORAGE SHEDS

Definitions

Accessory Structure: A structure not greater than 3,000 square feet in floor area and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot. (2014 Florida Building Code, Residential; Section 107-20, Dunedin Code of Ordinances)

Required Permits

All Utility/Storage Sheds installed or constructed in the City limits require a building permit. This includes **Pre-Fabricated Sheds** and **Conventional Site-Built Sheds**, regardless of size. Accessory Structures (Utility/Storage Shed) permits will only be issued for properties where an existing residential structure is present. Pre-fabricated sheds or modular buildings can be verified through the State of Florida by visiting the following website: www.floridabuilding.org

Pre-Fabricated Sheds are required by State law to have a Department of Community Affairs (DCA) approval and an insignia affixed on them. Pre-fabricated sheds are inspected only for compliance with required setbacks, separation and tie-down for wind uplift. The shed manufacturer or distributor should be prepared to provide two full sets of the DCA Approved plans for permitting requirements. All "optional features" on the DCA plans must be clearly identified as applicable or not applicable for the site specific installation.

Plastic or resin "snap-together assembly" type shed kits available from home improvement centers such as plastic deck boxes or other non-walk in type utility/storage units would not have to comply with the Florida Building Code and are exempt from permitting.

Conventional Site-Built Sheds require the same permit, code and inspections as other site built structures regulated by the Florida Building Code. Two full sets of engineered construction plans must be provided for the construction of the site built shed, including plans and specifications for the foundation system and roof system. The structure is required to be designed to meet code requirements for wind speed, wind uplift and flood control regulations as applicable. Florida Product Approval is required for all structural connectors, roofing materials, soffit, windows and doors. Site built sheds with a floor area of 720 square feet or less are not required to comply with the mandatory wind-borne debris impact standard for protection of openings and windows/doors meeting the required wind speed and design pressures specified by the design professional and Florida Building Code is considered code compliant.

Appropriate sub-permits must also be obtained if any electrical, plumbing or mechanical work is being installed in the structure.

Required Setbacks

Utility and storage sheds are prohibited from being placed in the front yard area but may be permitted to be located in the rear or side yard areas. Corner lots are considered to have two front setbacks and two side yard setbacks for applying setback distance requirements.

Utility/Storage Sheds no greater in size than 100 square feet, nor higher than 9 feet;

May be erected one (1) foot from the side and rear property line, provided a drainage or utility easement is not dedicated on either property line. Sheds located one (1) foot off a property line must also be screened from the adjoining properties with a six (6) foot high privacy fence. (Section 103-50, Dunedin Code of Ordinances)

Utility/Storage Sheds over 100 square feet; or higher than 9 feet;

Must maintain a minimum ten (10) foot rear yard setback and a seven and one half (7.5) foot side yard setbacks. Sheds meeting these setbacks are not required to be effectively screened from the adjoining properties. (Section 103-50, Dunedin Code of Ordinances)

Site Plans - Two (2) copies of boundary survey (or a plot plan) are required to be submitted; the site plan must be drawn to scale and include all boundaries and dimensions of the property itself, as well as any existing structures or other improvements currently located on the land parcel. It shall include the proposed location of shed and identify the distance from all property lines and existing structures.

Correct placement and adherence with all zoning and land use concerns, such as drainage easements, underground tanks and utility clearances, are the owner's and/or contractor's responsibility.

Contractor License Requirements

DCA approved **Pre-Fabricated Sheds, ≤ 250 sq. ft and lawn storage buildings and storage buildings ≤ 400 sq. ft.**, a contractor's license **is not required** for permitting the assembly or tie-down; an owner can apply for permit under an available exemption in the Contractor's license law which permits certain property owners to assume the responsibilities of and act as contractor for the project. Specific eligibility and other criteria must be met to utilize the contractor licensure exemption, please inquire with the Permitting Dept. for specifics.

Conventional Site-Built Sheds which are ≥ 250 sq. ft., a building contractor's license **is required**.