



EDGEWATER BUILDING DEPARTMENT

Site-Built Sheds

Conventional site-built sheds require the same review, permitting and inspections as other site-built structures regulated by the Florida Building Code (FBC). One full set of construction plans, prepared by a Florida registered architect or engineer must be provided for the construction of the site built shed, including details and specifications for the foundation, walls, and roof systems. The structure is required to be designed to meet FBC requirements for wind speed design and flood control regulations, as applicable. Florida product approvals are also required for all structural connectors, roofing materials, soffits, windows, doors, etc.

Protection of Openings

Storage sheds that are not designed for human habitation and that have a floor area of 720 square feet or less are not required to comply with the mandatory wind-borne debris impact standards of the FBC.

Additional approvals must be obtained if any electrical, plumbing, or mechanical work is being installed in the storage/utility shed.

Required Setbacks

Storage/utility sheds are prohibited from being placed in the front yard area but may be permitted in the rear or side yard areas. Corner lots are considered to have two front yard setbacks and two side yard setbacks for applying setback distance requirements. Please refer to the Osceola County Zoning Department (buildingdept@cityofedgewater.org) or minimum setback requirements.

Survey or Site Plan

A boundary survey or site plan is required to be submitted for permitting. The survey or site plan must be drawn to scale and include all boundaries and dimensions of the property, as well as any existing structures or other improvements currently located on the property. It shall include the proposed location of the shed and identify the distance from all property lines and existing structures. Storage/utility sheds are not allowed on easements or septic systems.

Correct placement and adherence with all zoning and land use regulations, such as drainage easements, underground tanks and utility clearances are the permit holder's responsibility.

Contractor License Exemptions (§ 489.103 F.S.)

No license is required for 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.

No license is required for 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 State showing compliance with the Florida Building Code.

Owner Builder Permit

An owner may apply for a permit when they are acting as their own builder. An Owner Builder Affidavit is required to be submitted with the permit application with proof of ownership.



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PERMIT REQUIREMENTS FOR STORAGE SHEDS

This information covers the basic requirements for a detached (non-habitable) accessory structure for single-family residential lot. A building permit is required for the construction of a detached accessory building. Any electrical, mechanical, or plumbing that is installed in the accessory structure requires a permit regardless of the buildings size. This should not be considered as a complete list of code requirements. Inspections must be passed before the work is considered completed by City of Edgewater.

Accessory Building/Structure Definition

Accessory building or structure shall mean a detached, subordinate structure, the use of which is clearly incidental and related to the use of the principal building or use of the land and which is located on the same lot as the principal building or vacant land use.

Definition of a Storage Shed:

A storage shed shall be defined as a site-built structure conforming to the provisions of the latest edition of the Florida Building Code or a manufactured building bearing the seal of the State of Florida Department of Community Affairs. The use of mobile homes, shipping containers, truck bodies, travel trailers, recreational vehicles, park models, or truck trailers as a storage shed is prohibited.

Building Permit Required

All storage/utility sheds installed or constructed in Osceola County require a building permit. This includes prefabricated, manufactured, and conventional site-built sheds, regardless of size. Storage/utility shed permits will only be issued for properties where an existing primary structure is present, not vacant lots or parcels. Appropriate sub-permits must also be obtained if any electrical, mechanical, or plumbing is to be installed.

Prefabricated Sheds

Prefabricated sheds that are approved by the State of Florida through the Manufactured (Modular) Building Program are only reviewed and inspected for compliance with required setbacks, separation and tie-down. The shed manufacturer or distributor should be prepared to provide a full set of the State approved plans for permitting. If you will be installing/assembling a prefabricated shed, before you make your purchase, you'll need to verify the shed you are purchasing is pre-approved by the state. To find this information, visit floridabuilding.org and click on Manufactured Buildings. The wind speed and exposure of the shed must be equal to or greater than the required wind speed and exposure for the proposed location. If the shed does not include anchoring details (some already include this detail) you will need to submit one sets of engineered anchoring details which comply with the current Florida Building Code with your permit application. The wind speed of the shed must meet the current Florida Building Code requirements. You may visit <https://hazards.atcouncil.org/> for information regarding a proposed location.

Note: Small portable "snap-together" or "screw-together" storage unit kits available from home improvement centers such as plastic deck boxes or other non-walk-in type storage units are exempt from permitting.



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Inspection Checklist

This is a general guideline. Inspection requirements depend on type of construction. If you are not sure, ask your inspector.

Inspection Type	Pre-Manufactured	Site-Built
1200 Plumbing rough-in (if applicable)		✓
1010 Monolithic slab		✓
1025 Exterior Sheathing		✓
1026 Exterior Dry-in		✓
1385 Roof sheathing		✓
1390 Roof dry-in		✓
1030 Framing		✓
1175 Electrical pre-power (if applicable)	✓	✓
1080 Building final	✓	✓



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Flood Requirements

Outside the Floodplain (not in a flood zone)

No flood requirements.

Within a Special Flood Hazard Area (SFHA)

Minimum required floor elevation at or above the Base Flood Elevation (BFE), said proposed elevation must be shown on plans. Note; if the applicant chooses to provide elevations, an Elevation Certificate of the shed will be required prior to Final Building inspection.

In lieu of elevations, the applicant may choose to provide no less than 1 sq. inch of opening for each sq. ft. of shed floor area. Said openings must be divided into a minimum of two openings on different walls. The bottom of said openings must be no higher than 1 ft. above the finish floor. Note; If applicant chooses the openings in lieu of elevations, an inspection of said openings will be required prior to Final Building inspection.

Non-Residential Sheds

Minimum required floor elevation at or above the Base Flood Elevation (BFE) and 4-inches above the highest crown of road, whichever is highest, said proposed elevations must be shown on plans. An Elevation Certificate of the shed will be required prior to Final Building inspection.

Permit Checklist

Document List	Pre-Manufactured	Site-Built
Notice of Commencement (if greater than \$2,500)	✓	✓
Permit application	✓	✓
Survey or site plan	✓	✓
State approved plans	✓	
Tie-down engineering	✓	
Engineered sealed plans		✓
Plans		✓
Details & specification		✓
Florida product approvals		✓
Contract license or,	✓	✓
Owner builder affidavit	✓	✓
Proof of ownership	✓	✓
Flood requirements if in flood zone (SFHA)	✓	✓