



UTILITY SHED PERMIT REQUIREMENTS

Fill out a Permit Application including a folio number (13 digit number from property tax statement or Miami-Dade County Property Appraisers, 111 NW 1 Street, 7th Floor)

If applying as owner builder, must comply and/or provide the following:

- Proof of ownership (warranty deed/recorded closing statement or tax receipt)
- Owner builder form
- Must pass the owner builder examination prior to obtaining permit.

For pre-fabricated sheds:

- Two sets of full-size drawings with the State of Florida listing agency and Notice of Acceptance
- Must comply with current Florida Building Code wind load
- Two approved copies of current letters from the Department of Community Affairs
- Two copies of property survey or site plan showing the following:
 - Size and location of shed
 - Distance to property lines and other structures located on the property
 - Location of water and sewer lines or septic tank and well
 - For setback information, contact the Zoning Plans Processing Section at (786) 315-2660.

Electrical:

- If not connecting electricity to shed, must show on site plan: “No electrical”. Additionally, must show on the manufacturer supplied drawings, where it shows the electrical devices (switch, lights and receptacles).
- If connecting electricity to shed, must provide the following information on site plan:
 - Conduit size and type
 - Number of wires and insulation
 - Number of circuits in panel
 - Riser diagram and floor plan to show all equipment and devices to be installed.

Environmental:

FLOOD REQUIREMENTS

Residential Prefab and Wood sheds less than 720 sq. ft.

- 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.
- 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.
- Applicant may choose to include the attached form signed and dated circling the size of the shed as well as the amount and size of openings as part of the permit submittal.
- Note that if the applicant chooses to provide elevations, an Elevation Certificate of the shed will be required prior to Final Building inspection.
- If applicant chooses the openings in lieu of elevations, an inspection of said openings by a DERM Floodplain Inspector 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.

Flood Openings

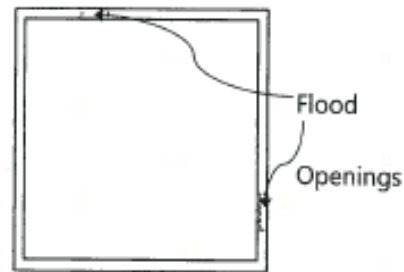
In Pre-Manufactured or Wood Frame Sheds

For use in Flood Zones in Lieu of elevating the
shed floor above the flood design elevation

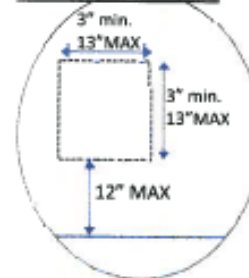


- 1- Sheds using flood openings must have a minimum of two (2) openings on at least two (2) different walls totaling not less than one (1) square inch of opening per square foot of shed area.
- 2- Minimum allowed opening dimension is 3", but no larger than 13", the bottom of the openings must not be higher than 1' above the grade elevation.
- 3- Care must be used when cutting the openings onto the side walls to ensure that structural components of the shed are not damaged.
- 4- A compliance inspection is required prior to FINAL inspection, in lieu of an Elevation Certificate.

Proposed shed size (sq. ft.)	Minimum area of each opening (sq. in.)			
	2 openings	3 openings	4 openings	5 openings
20	10			
40	20			
60	30	20		
80	40	27	20	
100	50	34	25	
120	60	40	30	20
220	110	74	55	44
320	160	107	80	64
420		140	105	84
520			130	104
620			155	124
720				144



FLOOR PLAN



FLOOD OPENING DETAIL

Flood openings into vinyl/ PVC sheds: Center opening on panel, edge of opening not closer than 5" to wall panel edges (seal cut edges of panel against water intrusion).

Flood openings into steel wall panels: Center opening on panel, edge of opening not closer than 5" to wall panel edges

Flood openings into wood frame sheds: Provide 2x2 frame around the opening.



SIDE ELEVATION

Owner name and signature must be provided below:
