



Escambia County Building Inspections Division
3363 West Park Place
Pensacola, FL 32505
Telephone: (850) 595-3550 Facsimile: (850) 595-3589
On the Web: www.myescambia.com

LAWN SHED GUIDELINES

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? Contact Building inspections for current fee.

\$95 for Pre-Fabricated Shed

\$125.50 for Site-Built Shed

Where can I place my lawn storage 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.

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. "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*)

Are you in a subdivision with a Home Owners Association (HOA)?

If you are in a subdivision that has an active HOA, check the guidelines for architecture or building material restrictions. The county does not take precedence over the HOA guidelines, they only are governed by the Land Development Code for land use issues.