

## M E M O R A N D U M

Date: January 18, 2013

**TO: PLANNING, ZONING, AND BUILDING DEPARTMENT STAFF**

**FROM:** Wayne R Thorne (Building Official)

**SUBJECT:** Storage sheds, playhouses, and similar structures

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This is to clarify the Building Officials interpretation for storage sheds, playhouse, and similar structures as being an accessory structure and to requiring a building permit

Sheds, playhouse, and similar structures may be a site built or a State approved manufactured (modular) building that is brought to the site and set in place. A shed may also be a kit or panelized type that is assembled on site.

A playhouse structure will be considered as an accessory structure when it is constructed similar to a shed and is not intended for storage or habitation.

This document is not intended to create regulations for plastic, vinyl, or fabric type playhouse structures. Nor is it intended to regulate a playground structure.

In general regardless of its size, a shed, playhouse, and similar structure is intended to be permanent structure and is considered as an accessory structure as defined in Town Ordinance 158.006. Building permits are required. Zoning review for location on the site will be required.

Excluding site built or a State approved manufactured building, a shed or similar structure to be exempt from being considered as a permanent structure it shall be demonstrated to be portable. To be portable it shall be able to be relocated to a safe location when a storm with high winds is pending. There are two ways to determine portability. Note that the structure must stay intact as it is moved. Disassemble of the structure will not be considered as meeting portability.

- 1) There are permanent handles that allows up to two people to pick up the building and carry it to another location.
- 2) The structure has permanently attached wheels that allow it to be relocated at anytime. The wheels shall elevate or provide a means to elevate the structure from the ground when in position, and allow it to be manageable for relocation.

All sheds or other buildings that cannot be determined to be portable will be required to have a building permit and will need to demonstrate compliance with the Florida Building Code for design and anchorage. Zoning review for location on the property will also be required.

Wayne R Thorne

Building Official