

Development

6051 Old Bagdad Highway
Suite 202
Milton, FL 32583



September 2010

Services

Phone: 850-981-7000
Fax: 850-623-1208
Email: developmentservices@santarosa.fl.gov

Accessory Building Permit Exemption



Residential Storage Shed

Santa Rosa County Board of County Commissioners adopted Ordinance 2010-17 on July 8th, 2010. The ordinance allows construction of a residential storage accessory building without a building permit meeting the following criteria:

- The structure must be on or contiguous to a lot where there is an existing single-family dwelling in unincorporated areas of Santa Rosa County
- The structure cannot be designed for human habitation
- The gross floor area must not exceed 600 square feet
- The structure must be subordinate to the main dwelling

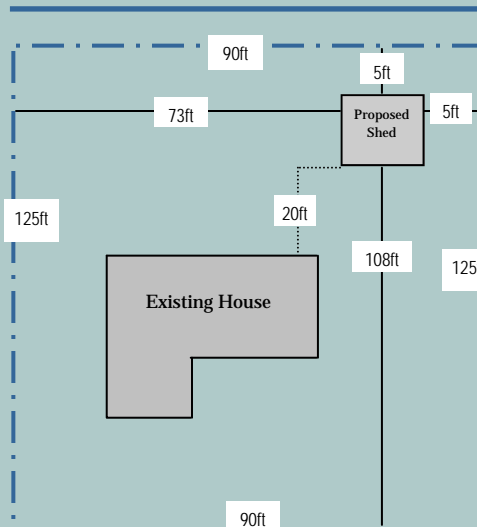
All Plumbing, Electrical, Mechanical or Gas installed in the accessory building shall be subject to permitting.

Be advised when an inspection is performed for Plumbing, Electrical, Mechanical or Gas, the inspector is obligated to address any apparent violation of the Florida Building

Code, Santa Rosa County Land Development Code, or Florida Statutes, when found.

To apply for the exemption you must complete the Accessory Exemption Application that can be obtained from our website or one of our offices. You must also provide a plot plan of your property complete with the distances to your side property lines and all structures located on the parcel.

If you choose to have a contractor build your building you still qualify for an exemption, but the contractor must also sign the application before submission.



Plot Plan Example

Plot plan must be to scale and show property dimensions and distances to existing structures and property lines.

Exemption Criteria

This exemption does not apply to the following:

- All applicable Florida Building Code and Florida Statute regulations.
- Notice of Commencement when Cost of Construction is over \$2500, F.S. 713.135(6)
- Florida Product Approval, Florida Administrative Code Rule 9B-72
- Flood Requirements, Santa Rosa County Land Development Code Article 10
- Termite Treatment Florida Building Code Residential Section R320
- Set back and height limit requirements.

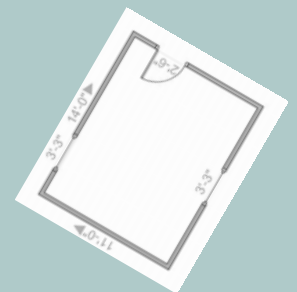
To obtain the exemption submit the following to SRC Development Services:

- Accessory Exemption Application
- Owner Builder Disclosure (if not using a contractor)
- Plot Plan (see example to the left)

There will be a \$25 administrative fee to process the exemption. Failure to obtain an exemption (or permit) is a violation of Santa Rosa County Ordinance and is subject to penalties as specified in ordinance 2006-37. Additionally, the structure may be subject to permitting in the future.

Construction Plans

We have a generic building plan available for accessory structures from 250 square feet to 720 square feet for the price of \$25.





Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

Tony Gomillion
Public Service Director



John T. "Tim" Tolbert
Building and Fire Official

REQUEST FOR *Residential* ACCESSORY EXEMPTION

This exemption only applies to:

The construction of a residential storage accessory building located on or contiguous to a lot where there is an existing single-family dwelling, in unincorporated areas of Santa Rosa County, not designed for human habitation, having a gross floor area not to exceed 600 square feet (≤ 600 sq ft.) and subordinate to the main dwelling. All Plumbing, Electrical, Mechanical or Gas installed in the accessory building shall be subject to permitting.

This exemption does not exempt the following:

1. All applicable Florida Building Code and Florida Statute regulations.
2. Notice of Commencement, F.S. 713.135(6)
3. Florida Product Approval, Florida Administrative Code Rule 9B-72
4. Flood Requirements, Santa Rosa County Land Development Code Article 10
5. Termite Treatment Florida Building Code Residential Section R320
6. Set back and height limit requirements.
7. All Plumbing, Electrical, Mechanical or Gas installed in the accessory building shall be subject to permitting and inspection. Be advised when an inspection is performed for Plumbing, Electrical, Mechanical or Gas, the inspector is obligated to address any apparent violation of the Florida Building Code, Santa Rosa County Land Development Code, or Florida Statutes, when found.

OWNER'S ACKNOWLEDGE OF THE ABOVE REQUIREMENTS:

I, _____, owner of the following parcel

_____, hereby acknowledge and understand the

foregoing requirements.

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

www.santarosa.fl.gov
Office: (850) 981-7000



Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

Tony Gomillion
Public Service Director



John T. "Tim" Tolbert
Building and Fire Official

Santa Rosa County Building Department Single Family Residential Accessory Building Request for Exemption from Permitting

To qualify for the exemption, please provide a site plan and this completed form to the Santa Rosa County Building Inspection Department for approval.

Property Owner: _____

Parcel Number: _____

Structure will be located at (911 address): _____

Telephone Number: _____

I hereby request, in accordance with Santa Rosa County ordinance 2006-37 Section 105.2, to commence work with an exemption from permitting. Exemptions from permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the Florida Building Code, Santa Rosa County Land Development Code and Florida Statutes.

I understand and agree that this application is only exempting building permit and inspection requirements. Compliance with all Florida Building Code, Santa Rosa County Land Development Code and Florida Statutes is required. If at any time the exempt structure no longer meets the exemption criteria set forth in this application, then the exempt structure will lose its exempt status and be subject to the applicable building permit process. The filing of this application does not constitute any violation, cancellation, alteration or set aside any of the provisions of the Florida Building Code, Santa Rosa County Land Development Code, or Florida Statutes, nor shall this exemption prevent the building official from thereafter requiring a correction of errors in construction or violations of Florida Building Code, Santa Rosa County Land Development Code, or Florida Statutes.

Under penalty of perjury, I hereby state I have read the above and the statements contained herein are true and correct.

Date _____ Owner Signature _____

Contractor Use:

Contractor Signature _____ License Number _____

Company Name _____

Please also see following Owner Builder Disclosure.

*****DEPARTMENT USE*****

Date: _____ Zoning Approval _____

Date: _____

Building Official's or designee Approval