



When does a shed **not** need a permit? –

When it is Plastic and less than **50 cubic feet** in size.

How are sheds classified? – Plastic, Manufactured, & Site-Built.

A. **Plastic** sheds larger than 50 cubic feet in size only need a tie down permit.

B. **Manufactured** sheds always need a permit, but only a tie-down permit if less than **100 square feet** in size. Between 100 square feet and 400 square feet, a Plans Examiner needs to determine if the shed qualifies for a tie-down permit only, or requires a miscellaneous permit. Over 400 square feet in size, a shed always needs a miscellaneous permit with Plan Review.

C. **Site built** sheds over 50 cubic feet in size require a miscellaneous permit.

Who can pull a shed permit? – Always a licensed contractor. Always a qualified Owner Builder on property occupied by that owner builder. On occasion a property owner or business representative may be allowed to pull a permit for a shed of less than 400 square feet, but only with a Plans Examiner review.

Any tie down permit requires a plan review.

Any manufactured shed permit requires a plan review.

Any site built shed requires a plan review.

Any permit issued requires a field inspection. Site built sheds may require several inspections, as determined by a plans examiner.

**All sheds require a planning review for location approval.**

Is it in the City of Vero Beach or in Indian River County?

Buddy Akins  
Building Official

September 22, 2006