



Environmental Protection and Growth Management Department

BUILDING CODE SERVICES DIVISION

1 N. University Drive, Box #302 • Plantation, Florida 33324 • 954-765-4400 • Broward.org/building

APPLICATION INFORMATION FOR SHEDS

1. You are required to have two (2) complete sets of building plans. Each set of plans shall include a **Registered Land Surveyor's Certificate**.
2. After your plans have been approved by the appropriate jurisdiction's Zoning Department if not unincorporated, you will bring them to **Building Code Services Division (BCSD)**. You will be required to have the following:
 - Two complete sets of plans with City Zoning approvals. Unincorporated **Zoning** review will be conducted with submittal at Building Code Services Division.
 - A **complete permit application** which must show the total job value for construction for the entire job including labor and materials.
 - If you are installing a pre-manufactured shed, a certification letter from the **Department of Community Affairs (DCA)** or **Notice of Acceptance** (product approval), along with **DCA** approved plans.
 - Your plans shall indicate if any electrical work is to be performed. If so, a separate electrical permit application is required.
 - If you are a contractor applying for a permit you will be required to submit proof of **Worker's Compensation Insurance**. Such proof of compensation must be evidenced by a certificate of coverage issued by the carrier, a valid exemption certificate approved by the department, or a copy of the employer's authority to self-insure and shall be presented each time the employer applies for a building permit.
 - If you are a homeowner applying for a permit, you will be required to complete an **Owner/Builder Affidavit**, in the presence of permitting staff.
3. After your plans have been reviewed, which can take up to 15 business days, you will be contacted to either, pick up your plans and address the corrections/changes that are required, or you will be informed that your permit is ready to be issued.
4. If your job is valued at \$2500 or more, upon issuance of your permit you will be required to file a **Notice of Commencement**. The Notice of Commencement must be filed with **Broward County Records Division** located at 115 South Andrews Avenue, Room #114, Ft. Lauderdale. A copy of the Notice of Commencement containing the filing stamp from County Records is to be submitted to Building Code Services Division (BCSD), prior to the first inspection. For further information, please call 954-831-4000.