



**SCHOOL DISTRICT PALM BEACH COUNTY
BUILDING CODE SERVICES DEPARTMENT
CODE INTERPRETATION**

3661 INTERSTATE PARK RD NORTH, SUITE 200
RIVERIA BEACH, FLORIDA 33404
TEL (561) 383-2092 FAX (561) 882-1978

Subject Title: Storage Containers/Sheds
Applicable Code: 2020 FBC Section 453
Date: March 23, 2021

Question:

When is a permit required?

Answer:

A permit is required for any storage container or shed (unless otherwise noted herein).

Part 1 – General Requirements (Non-combustible Construction)

Storage container/shed installation at a school site is subject to the following conditions:

- The container/shed shall be a minimum of 20 feet from any existing occupied building(s) including grandstands and dugouts.
- Place container/shed at least 25 feet from property lines.
- Place container/shed over level surface with positive drainage.
- Provide accessibility to the container/shed (sloped grade to door with hard surface).
- Construct the container/shed using noncombustible materials (Steel, concrete block, concrete, etc.).
- Provide heat/smoke detectors in the container/shed; connected to the campus fire alarm system unless exempted by all of the following conditions:
 - The container/shed is more than 60 feet from existing occupied building(s) including grandstands and dugouts.
 - No storage of flammable or hazardous materials or equipment with combustion engines will be stored in the container/shed.
 - The container/shed has no electric service.
- If storing flammable or hazardous materials, or equipment with combustion engines, see section FBC 453.20.4.2; proper ventilation will be required and other special conditions may apply.
- ***The shed will be temporarily occupied only when storing and removing items.***

Part 2 – Type V Construction (Wood)

Containers/sheds constructed of wood (Type V Construction) are subject to the conditions in Part 1 (above) and the following additional conditions:

- Separate the container/shed from any other campus buildings by at least 60 feet.
- The container/shed will have no connected utility systems (electricity, water, etc.).
- No flammable solids, liquids, or gasses may be stored in the container/shed.

Part 3 – Plastic Storage Lockers and Sheds (less than 80 square feet / no permit).

The Building Code Services Department does not issue permits for small, plastic storage lockers and sheds. However, these structures are limited as noted in Part 1 (above) with the following additional conditions:

- The maximum floor area shall not exceed 80 square feet.
 - Floor area over 80 square feet requires a permit and may need separation from any other campus building by at least 60 feet.
- Separate the plastic unit from all adjacent buildings as noted in Part 1.



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- Secure the plastic unit to resist wind loads with a cable tie kit that uses ground anchors and cables looped over the structure.
- Use of plastic lockers and sheds is solely at the installer's risk.
- Do not store flammable solids, liquids, or gasses in the plastic unit.
- Do not connect utility systems (electricity, water, etc.) to the plastic unit.
- ***BCS will cite non-compliant plastic storage structures for removal or relocation for compliance during the annual fire-safety inspection.***

Part 4 – Documents:

Submit the following to apply for a building permit:

- A site plan or aerial map showing the location of the proposed storage container/shed in relationship to existing buildings, property lines, accessibility routes, and vehicle traffic routes. Also show the location of all exit doors and any emergency windows adjacent to the proposed container/shed location.
 - All plans/maps must be to scale with dimensions shown.
- Structural plans and specifications for the storage container/shed, including anchoring and foundations.
- A plan indicating any electrical, mechanical, or fire alarm systems proposed for the container/shed.
- One copy of electronic documents (PDF format) is required.
- All documents prepared by a Florida registered design professional specifically for an individual project must show a facsimile of the design professional's seal on each plan sheet. The first page of each PDF drawing file must have an active digital signature applied by the design professional and a digital submission stamp as required by the Florida Board of Professional Engineers.
- If the container/shed is part of the Florida Manufactured Building Program:
 - Submit plans and structural calculations approved by the third party reviewing agency with the permit application. The approved documents must clearly show the stamp applied by the third party agency along with the reviewer's signature on the calculations.
 - The plans must also clearly show the design professional's seal and signature on each page, in accordance with Florida Statutes.
 - The structural calculations must clearly show the design professional's seal and signature on at least the first page.
 - The manufacturer must apply a Manufactured Building (MB) Sticker issued by the State of Florida inside the container/shed.