

ORDINANCE NO. 2015 - 26

**AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS AMENDING CHAPTER 8, ARTICLE II SECTION 8-21(b) OF THE PUTNAM COUNTY CODE TO REDEFINE THE MANUFACTURED SHED EXEMPTION FROM THE FLORIDA BUILDING CODE; TO RECOGNIZE THE DOCK EXEMPTION FROM THE FLORIDA BUILDING CODE; AND PROVIDE FOR AN EFFECTIVE DATE.**

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**WHEREAS**, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

**WHEREAS**, Chapter 553, Florida Statutes, was adopted by the Florida Legislature to provide a mechanism for the uniform adoption, updating, amendment, interpretation and enforcement of a state building code, called the Florida Building Code; and

**WHEREAS**, section 553.80(3)(a), Florida Statutes, allows for providing to the owner of a single-family dwelling one or more exemptions to the Florida Building Code; and

**WHEREAS**, section 553.73(4), Florida Statutes, allows adoption of local technical and administrative amendments to the Florida Building Code which the Board of County Commissioners of Putnam County, Florida adopted by Ordinance 2001-31 on December 11, 2001 (as amended), and which are codified in the Putnam County Code, Chapter 8, Article II and

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Putnam County, Florida that the following local technical and administrative amendments to the Florida Building Code and amendments to the Putnam County Code, Chapter 8 – Article II are hereby adopted.

**SECTION 1.** Chapter 8, Article II, Section 9-21 (b) of the Putnam County Code is hereby amended to read as follows:

**Sec. 8-21. - Local amendments to the state building code.**

**(b)** The following exemptions, pursuant to (a) of this section, are hereby adopted as a local amendment to the Florida Building Code:

1. **Detached residential accessory buildings:** Building permits and inspections shall not be required for a homeowner in the construction, alteration, repair, removal, replacement or demolition of site-built detached accessory buildings, structures or manufactured sheds, used exclusively for residential use that are one story, less than 12 feet to the ridge in height, do not exceed 150 square feet in area of total footprint, which are free-standing, meet zoning requirements via zoning permit, and are not used for human habitation. This exemption does not include any accessory aluminum structures at any location, or marine structures (boathouses or bulkheads) located at or in a body of water used for residential use.

All roofed structures located at or in a body of water, whether using a boat hoisting device (mechanical or electrical) or not, bulkheads and retaining walls greater than 2 feet in height require a building permit, zoning permit and inspections from Putnam County Planning and Development Services.

2. **Residential wood decks:** A building permit and inspections shall not be required for homeowners in the construction, alteration, repair, removal, replacement or demolition of residential decks constructed of wood or other approved material which do not exceed 150 square feet, are located less than 30" above lowest finished grade and do not support a concentrated load such as a hot tub, spa, or portable pool, and do not include a roof structure. A zoning permit is required prior to constructing deck.
2. **Covered entry porch:** A building permit and inspections shall not be required for a homeowner in the construction, alteration, repair, removal, replacement or demolition of residential covered entry porch, not exceeding 36 square feet, when constructed to protect an exterior door, is not enclosed, is structurally independent of the host structure, and complies with the technical provisions of the Florida Building Code. A zoning permit is required prior to constructing the covered entry porch.

**SECTION 2.** This Ordinance shall become effective upon receipt of acknowledgment of filing by the Secretary of State.

**DONE, ORDERED AND ADOPTED** this 17th day of November, 2015.

Board of County Commissioners  
Putnam County, Florida

By: \_\_\_\_\_

Karl N. Flagg, Chairman

ATTEST:

je Tim Smith  
Tim Smith, Clerk of Courts

