

DETACHED GARAGE

Please submit/upload plans in PDF format

Please indicate items submitted with a checkmark (√)

Please upload [this Checklist and any Required Forms](#) in **.pdf format** to the appropriate category [<Survey>](#) [<Building Plans>](#) [<Supporting Docs>](#) [<NOA>](#) following the TOJ Naming Convention found in Help Documents

Create online as: Category: **Residential Addition or Commercial Addition**

30% of permit fees due with this application. Balance of fees (building, impact, etc.) due at time of permit issuance. All subcontractor permits shall be issued prior to commencing work.

1. Site Information [<Survey>](#)

a. Survey, signed/sealed showing:

- Location of proposed structure _____
- Setbacks and Building Dimensions _____
- Existing Structures, Easements and Lot Size _____
- Power Lines and Service Drop and Septic Location _____
- Provide Floor Elevation of Proposed Structure _____
- If in a Flood Hazard Zone Provide Floodplain Development Permit _____

2. Plans [<Building Plans>](#)

- I. **MUST** be a single-story structure similar in design to primary structure and shall **NOT** exceed the height of the existing building on the lot _____
- II. May **NOT** be metal or plastic _____
- III. The maximum size shall not exceed 35 percent of the gross floor area of the principal building, See Town Ordinance Sec 27-1910 _____
- IV. Signed & Sealed plans by Architect/Engineer included but not limited to:
 - Floor Plan with dimensions and Window/Door Location & Sizes _____
 - Foundation Plan _____
 - Typical Wall Section _____
 - Wind Load Compliance Certification Signed by Designer _____

3. Supporting Documents [<Supporting Docs>](#)

- a. Owner/Builder Affidavit, *if applicable* _____
- b. Soil Analysis Report _____
- c. Completed Drainage Certification form _____
- d. Elevation Certificate signed/sealed, *if applicable* _____

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4. Product Approval <NOA>

- a. Provide Product Approvals, as required
 - I. State of Florida Product Approval with installation instructions engineered plans
(Be sure to mark the **EXACT** product number) _____
 - II. Miami-Dade Notice of Acceptance (NOA) with installation instructions _____
- b. Information **REQUIRED** from product approval:
 - I. **ALL** project specific details shall be Identified/Marked/Circled on product Approval Installation Instructions _____

Required items:

- Permits for Electric, Mechanical, Plumbing, Driveway (Separate Engineering permit), Roofing, Fence required before commencing that work.
- Form board tie-in survey with finish floor elevation shall be submitted prior to placing concrete
- Garage door certification for windload and anchoring specs required for inspection
- Provide inspector with final 'as-built' drainage plan at final inspection
- Work exempt from permit: One story detached accessory structures used as tool and storage sheds, playhouse and similar uses, provided the floor area does not exceed 120 square feet (11m²) subject to Zoning Approval.

For Certificate of Occupancy at time of completion you must have:

- Finished Floor Elevation on a signed/sealed final tie-in survey
- FEMA Elevation Certificate signed/sealed by surveyor
- Structure completed according to approved plans, Florida Building Codes and Jupiter codes and ordinances
- Termite protection compliance certificate