



Other Residential Construction (Detached Garage)

Description

This guideline is used when constructing a detached garage on a residential property.

To apply, use the “Other Residential Construction” application on the CSS portal. Select the “Detached Garage” option for type of work.

Who Can Apply

General Contractor (CGC), Building Contractor (CBC), Residential Contractor (CRC), or Owner/Builder.

Required Documents – always required

- Site Plan
- Architectural Structural Plans
- Florida Product Approval or NOA
- Truss Layout
- Truss Design Drawings (TPI) or Deferral Letter
- Impervious Surface Calculation Worksheet
- Burrowing Owl Gopher Tortoise Affidavit

Conditional Documents – may be required, subject to the details of the parcel and the scope of work

- Notice of Commencement
- FEMA Packet and/or Elevation Certificate
- Eagle Management Affidavit
- Energy Calculations
- Subcontractor Forms

Owner/Builder Documents

- Owner/Builder Affidavit



Private Provider Documents

- Notice to Building Official of Use of Private Provider
- Private Provider List of Building Inspections, if using plans review
- Private Provider Plan Compliance Affidavit, if using plans review

Review

- Building
- Zoning
- Planning
- Stormwater
- Environmental, if applicable
- Floodplain, if applicable

Inspections

- Inspections vary, subject to the details of the scope of work
- Notice of Commencement, if applicable
- Final Add/Remodel
- Debris, if using private provider
- Private Provider Compliance Report, if using private provider

Additional Notes

N/A