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Orlando Metal Building Permit Guide

This metal building permit tips guide for Orlando will help answer critical permit questions and provide recommendations to avoid delays or disruptions caused by zoning and HOA requirements.

Planning and Zoning for Orlando, Florida

Am I allowed to build a Metal Building in Orlando, FL?

In order to determine if you can build a metal building in Orlando, Florida, it's important to check with the planning and zoning department rules and requirements. These regulations outline what kinds of metal buildings are permitted, the structures intended use, and their placement on your property. They will include setback requirements, building height limits, and how the land is classified. Below are some planning and zoning resources in Orange County to get you started!

Address:

400 S Orange Ave,
Orlando, FL 34601

Phone: (407) 246-2269

Check with Your Home Owners Association (HOA)

If your property falls within a Homeowners Association (HOA), investigate their rules before getting started. In many cases, HOAs set requirements that go beyond local regulations, covering things like approved materials, color choices, roof design, and even the size of the structure. It's a good idea to get their approval early on to avoid delays or issues once construction is underway.

Orlando Metal Building Permit

Orlando permit requirements vary depending on whether the property is within Orlando city limits or unincorporated Orange County. Building permits are handled through Orlando Permitting Services or Orange County Building Safety depending on jurisdiction.

Do you need a permit for a metal building in Orlando, FL?

Yes. Permits are required for most structures unless you are certified Ag exempt. Permits are required for the following:

- Metal garages
- Workshops and storage buildings
- Commercial Metal Buildings

Very small, non-permanent structures may be exempt, but most metal buildings require approval.

When can I build without a permit?

Only when the property is certified as AG exempt land, a building permit is not required. This is not to be confused with having a residential-Ag classification for zoning which will still usually require a permit. Approval is based on having a productive approved agricultural business. Some examples are having bee hives, raising cattle, planting ornamental plants for sale or other crops like hay.

Starting construction without a permit can result in:

- Fines
- Stop-work orders
- Possible removal of the structure

How can I become Agricultural Exempt?

To get certified that you are in a productive agricultural activity or business on your property contact the main office at Orange County Property Appraiser- Westside Office. You will ask them for an agricultural classification, greenbelt application and the DR-482 Form.

Phone: (407) 836-5044

What documents are needed for a building permit in Orlando?

You typically need:

- Current Survey

- Site plan (shows building location on your property)
- Florida Stamped Engineered drawings
- Stormwater Management plan (typically only for larger projects)
- Drainage Plan
- Soil Density Report
- Foundation drawings and Anchoring Details
- Completed permit application

Where do you apply for a permit?

Permits are submitted through the **Orlando Permitting Services** within the city limits and the **Orange County Building Department** in the unincorporated area, either online or in person.

Orlando Permitting Services:

Address:

400 S Orange Ave,
Orlando, FL 32801

Phone Number: (407)-246-2271

Office Hours:

Monday–Friday
8:00 AM – 4:00 PM

Orange County Building Department

Address:

201 S. Rosalind Ave.,
Orlando, FL 32801

Phone Number: 407-836-5550

Office Hours:

Monday–Friday
8:00 AM – 5:00 PM

What is the process for obtaining a permit in Orlando?

1. Plan your building (size, type, location)
2. Confirm zoning and setbacks
3. Obtain engineered drawings
4. Submit permit application
5. Wait for approval
6. Build the structure
7. Complete required inspections

What inspections are required?

Most tubular metal building projects require:

1. Form board/Foundation inspection
2. Final inspection

All inspections must be passed before the building is approved.

Orlando Metal Building Tips:

How long does it take to pull a permit in Orlando

A metal building project typically moves through several stages, including design, engineering, permitting, fabrication, and construction. The timeline can shift based on factors like, how customized the project is, how many revisions you make to your plans and the supplier's schedule. Typical lead times vary by county but can range from a few weeks to up to 5 months based on revisions and or changes.

How can I Expedite the Metal Building Permit Process in Orlando, FL?

Include all required documents and site plans, avoid revisions of engineered drawings, and surveys. Working with Eversafe metal buildings and our team of experienced professionals can help with the local process of permitting in Orlando.

Local Building Department information for Orlando

It's a good idea to connect with the local building department early in the process to get a handle on their requirements, fees, and inspection steps. They can walk you through applicable codes, how to apply for permits, and what kind of timeline to expect. Having a

direct contact there can also make it easier to get answers and keep things moving as your project progresses.

Drainage Management Plan

A drainage plan is often required and in larger building projects a storm water management plan might be needed. This is used to make sure drainage is handled properly and to reduce the risk of flooding or runoff problems. It usually details how water will be managed both during construction and after the project is finished, and in many cases, it needs to be approved before permits can be issued.

Survey

Make sure you have an up-to-date property survey before moving ahead. It shows your exact boundaries, any easements, and what's already on the site. That information helps ensure the building is positioned correctly and meets setback rules. Having an accurate survey in place can also reduce the chance of disputes and make the permitting process go more smoothly.

Stamped Engineered Drawings

In most areas, you'll need engineered drawings that carry a certified engineers stamp of approval before you can move forward with a metal building. A licensed engineer prepares and signs off on these plans to show the structure meets local code requirements and is designed to handle things like wind and load conditions. Getting these documents in place early can help speed up the permit approval process. Some counties or cities will accept a manufacturers generic drawings and they usually have a very short lead time otherwise site specific or "as-built" drawings may be required detailing specific door and window locations.