



Osceola County Building Office
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CONSTRUCTION/OFFICE TRAILER PERMITTING POLICY

Submittal Requirements

- Site plans with legal description
- State approved modular building plans with floor layout
- Handicap ramp/stairs plans showing materials, slope, handrails, guardrails, landings, construction details (applicable to trailers larger than 500 square feet).
- Temporary building or sheds used exclusively for construction purposes are exempt from the Florida Building Code. Temporary construction office trailers are exempt from the Florida Building Code (FBC) by Section 102.2(e), except for provisions relating to accessibility by persons with disabilities (FS 553.501-553.513).

The following Land Development Code standards regulate construction trailers:

- Construction office trailers require a Building permit.
- Construction trailers shall be used only as offices for developers/contractors with the customary uses such as project management and storage of building plans. No storage of building materials or sales activities are permitted.
- Construction trailers are allowed for a period up to 2 years with additional 6-months extensions, but shall not be installed until after the issuance of a building permit and shall be removed within 30 days of issuance of the final Certificate of Occupancy within the community in which the construction trailer is used.
- Construction trailers are not required to meet development standards for permanent structures (parking, landscaping etc.) but shall meet applicable setback requirements.
- Construction trailers shall be maintained. Failure to comply may result in revocation of the approval.
- Other than developer/contractor identification, no other signs are allowed on the trailer. Construction signs require a separate building permit.

All construction office trailers will need:

- 911 addressing
- An Electric permit
- A separate Plumbing permit may also be required if connected to the potable water supply or a sewer lateral (holding tanks do not require a plumbing permit).
- All projects valued at \$2,500 or more require filing a Notice of Commencement prior to performing any work.

(Note: Any permitted office trailer greater than 500 sq. ft. will require an accessible route with paved handicap parking spaces.)

Review Process: The Commercial Plans Review Staff will review construction office trailers. Plans will be reviewed within 5 working days.

This document is a guide and may not contain all the requirements needed to obtain a permit