



**INDIAN RIVER COUNTY/CITY OF VERO BEACH  
BUILDING DIVISION**

1801 27<sup>th</sup> Street, Vero Beach, FL 32960 772- 226-1260

**MODULAR BUILDING – COMMERCIAL OR RESIDENTIAL  
INFORMATION/CHECKLIST  
BUILDING DIVISION**

**THIS PAGE TO BE SUBMITTED WITH PERMIT APPLICATION**

- Provide a copy of Site Plan for review, prior to issuance an Approved Site Plan will be needed from either the Indian River County Planning Department or the City of Vero Beach Planning Department for Commercial Modular. Residential Modular buildings will need site plan approval from the appropriate Planning and Engineering Departments.
- Provide Four (4) Sets of Modular Building Plans from the manufacturer. The building must comply with the wind speed and exposure category for the proposed location. The plans must be reviewed and stamped by a third party review agency.
- Provide a copy of a soils investigation report from a Florida Licensed Engineer for a Commercial Modular.
- Provide Four (4) Foundation plans from a Florida Licensed Engineer, specific to the local site.
- If the modular will be located on a site with other structures, provide information to show compliance with FBC Building Code Chapters 6 and 7 for Fire Separation Distance and Fire Protection of exterior walls for the modular and existing buildings for Commercial Modular.
- Submit Three (3) copies of the Florida Energy Code for Climate Zone 2.
- Submit a copy of the approval letter from the DBPR.
- Submit Four (4) sets of plans for any site built construction (i.e. ramps, stairs, decks, etc.). These plans must be under an Architect or Engineer's Seal.
- Fire Department approval required prior to release of Commercial Modular buildings.
- Provide information on sewage disposal; either a utility connection or Health Department approval.
- Building Division Application Fee \$200.00

**INSPECTION REQUIREMENT**

Prior to the trades inspections, a location survey will be required from a Florida Licensed Surveyor documenting the location complies with the required set-backs and elevations determined by the appropriate Planning and Engineering Departments.