

WHEN DO I NEED A PERMIT?



Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure needs to apply for a building Permit. Permits are also needed with installations, removal, or repair to gas, mechanical or plumbing systems. For more information on this refer to Section 105 of the Florida Building Code. Emergency repairs: Emergency repairs can be completed prior to the permit approval; however, a building permit is required to

be submitted to the Building Department on the next business day.

What does NOT require a building permit?

- Portable Heating Appliance
- Portable Ventilation Equipment
- Portable Cooling Unit
- Electrical fixture replacement (Like for like)
- Solar powered attic exhaust fan.
- Low Voltage (Residential Security, Cable TV or Phone)
- Plumbing fixture replacement (Like for Like)
- Painting (Residential & Commercial)
- Pressure washing (Residential & Commercial)
- Cabinet Replacement (Permit required if change in layout or floor plan)
- Drywall repair/replacement (100sq.ft. or less)
- Landscaping (Residential excludes irrigation)
- Floor Covering Install/Replacement (Tile, Carpet or Laminate)
- Paneling (Residential)
- Shed (Residential Plastic/Rubber Shed less than 68Sq.Ft.) Placement Approval required by Zoning
- Siding Installation (Residential)
- Soffit Replacement (Residential)
- Stucco Replacement/Repair (Less than 25 Sq. Ft.)
- Door Replacement (Interior Door Only)
- Glazing/Glass Replacement (Window/Door)
- Pasture Fencing / Wire Fabric Mesh (Agricultural Only)
- Re-Screening (Residential)
- Roof Repairs (Less then 100Sq.Ft.)
- Screen Door Replacement
- Tents (Temporary Residential Tents Less than 120Sq.Ft.)