



## **WHAT DOES OR DOES NOT REQUIRE A PERMIT**

This guide has been created to help customers understand when a building permit is required and what factors to take into consideration before proceeding with work. Permits are required for the construction, alteration, addition or change in occupancy of any building or structure or for work that involves any building, electrical, gas, mechanical or plumbing system.

An application must be made to the Building Official and a permit must be issued before any work may commence. Permitting staff are available to assist with questions in person or by phone Monday through Friday from 8am to 4:30pm (Closed at 1:30 pm on Wednesdays)

### **BUILDING PERMITS REQUIRED**

- Any construction, alteration, addition or change in the occupancy of a structure
- Alteration, Addition or removal of Electrical, Gas, Mechanical and/or Plumbing Systems
- Construction, alteration or replacement of any interior or exterior walls
- Replacement or repair of structural components (e.g., beams, joists, trusses, roof sheathing)
- Alteration or replacement of interior load bearing or non-load bearing walls
- Construction of a raised deck on residential property and all decks
- Enclosure of existing carports, porches or screen rooms
- Replacement of soffits and/or exterior wall coverings (more than 10 linear feet existing soffits)
- Repair or replacement of any stairs or guardrails (including stairlifts)
- Replacement of windows, doors, garage doors, skylights or alterations to exterior wall openings
- Installation or repair of docks, boat lifts, seawalls or bulkheads
- Removal or replacement of drywall (three (3) sheets or more) Single Family Homes
- Commercial/Multi Family Drywall replacement
- Motorized or electric-powered gates
- Irrigation and/or Artificial Turf

Any work pertaining to

- Repairs due to fire, hurricane or other disaster
- Mobile/Manufactured or modular home installation or accessory structures
- Stucco over wood framing
- Hurricane protection, Shutters, Panels, screens, etc.



## **WORK NOT REQUIRING A BUILDING PERMIT**

Permits shall not be required for the following work:

- Floor or wall tile
- Rugs or carpeting
- Low voltage burglar, security, cable TV and phone installations. (contractor required).
- Residential cabinet installation or removal. (contractor required)
- Landscaping, excluding irrigation sprinklers and work within the Right of Way
- Residential floor covering installation or removal such as carpet, tile or laminate.
- Painting and pressure washing
- Residential sheds manufactured of plastic or rubber, 68 sq. ft. or less in area. However, they must comply with zoning setbacks and must be moved and secured if there is the threat of a tropical storm.
- Residential solar blanket for residential pool heating (PV or other kinds of solar heating requires a permit).
- Residential stucco installation (under 25 sq. ft.). (contractor required)
- Door panel only replacement (no frame).
- Glass only replacement in windows & doors.
- Re-screening.
- River rock installation.
- Roof repairs less than 100 sq. ft. ("1 square") where the work does not include repairs to trusses or rafters.(licensed contractor required)
- Screen door replacement.
- Screening existing covered patios, balconies, carports, lanais or porches with typical insect screening, which neither increases nor alters the footprint of the building.
- Solar powered attic exhaust fans. (licensed contractor required)
- Tile replacement of a floor in a tub/shower (if the work includes shower pan replacement, then a permit is required).
- Repair of existing fascia or soffits for all single-family homes and duplexes (residential only) (less than 10 linear feet)

ABOVE ARE EXAMPLES OF WHEN A BUILDING PERMIT IS NOT REQUIRED.

- ❖ Some of these work items require a licensed contractor.
- ❖ When a building or structure is in a flood zone or the work item below is part of a larger project scope, then a building permit is required