



WHEN IS A PERMIT REQUIRED?

All Structural work must have a permit.

All Exterior Windows or Doors, new or replacement, must have a permit.

All Drywall work must have a permit.

All Stucco work must have a permit.

All gutters must have a permit.

All Electric other than simple fixture change outs*** must have a permit.

All Plumbing other than simple repairs (leaks, etc.) must have a permit. All fixture additions or replacements must have a permit.

All Mechanical/Air Conditioning work must have a permit. This would include any replacement of condensing units or air handlers and any addition of duct.

All Roofing work must have a permit and any roofing with hump or structural must have a permit.

Replacing Cabinets does require a permit. By the Electrical Code, if you replace cabinets, you must upgrade the electric outlets to the current Code as to distance, number, GFI, etc. so a permit is required for that and for any CHANGE to the plumbing configuration.

ALL fencing must have a permit.

Any fencing repairs where support posts or poles are replaced must have a permit.

ALL slabs, pavers, driveways, walkways, or any other type of permanent ground covering must have a permit (including gravel driveways).

* Be aware that the Florida Building Code grants discretion to the Building Official in determining when a permit is required. Also, the 2007 Code extended permit requirements for many areas of the Code, specifically plumbing and electrical work.

****The dollar value is based on the Means Manual value and not on the contract price that any Contractor may offer or the value of the materials for a homeowner to do the job themselves.**

*** Change outs would mean that a fixture was removed and replaced without any change to the configuration or addition of line, etc.

PLEASE NOTE THIS LIST MAY NOT BE ALL INCLUSIVE AND IS NOT INDICATIVE OF ALL WORK THAT MAY NEED A PERMIT. BECAUSE OF THIS, **IT IS ALWAYS A GOOD IDEA TO FIRST CONSULT WITH THE BUILDING DEPARTMENT!**

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