



Construction Services & Permitting **List of Exempted Permits**

Created March 1, 2002

Effective April 1, 2011

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Reference Florida Building Code Section 101

When is a Permit Required?

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (FBC), or to cause any such work to be done, shall file an application and obtain the required permit or certificate.

Work Exempt from Permit.

Per FBC, Section 102.2.5. The Building Official shall have the authority to determine if any casual, minor or inconsequential work is exempt from obtaining a permit pursuant to the Florida Building Code. The Building Official shall maintain a list of exempt work. Exemptions from the permit requirements shall not authorize any work to be done in any manner in violation of the provisions of the Florida Building Code or any other laws or ordinances of the City.

Exceptions:

1. The demolition of any structure supporting a roof load shall require a permit.
2. Projects located in a flood zone which have submitted a permit application with construction documents indicating work that is otherwise identified as exempted from a permit.
3. A certificate may be required, as determined by the Person Officially Designated (POD), for any of the exempted items shown in this list.
4. Unless otherwise exempted by the Building Official, separate building permits, electrical permits, gas permits, mechanical permits, plumbing permits or certificates may be required for any of the exempted items shown in this list.
5. Structures, buildings or sites located within a locally designated or nationally designated historic district may not be exempt from permit requirements. Contact 727-892-5451 or 727-892-5470 to speak with a Historic Preservationist.

Licensing Requirements:

The Pinellas County Construction License Board (PCCLB, www.pcclb.com) requires anyone who advertises or markets themselves as a contractor to be registered and able to produce a PCCLB card. Florida Statute 489.103 (www.leg.state.fl.us/Statutes/index.cfm) requires any work valued at \$1,000 or more to be done by a licensed (registered) contractor. Regardless of any permit exemption, any work meeting the requirements of the PCCLB shall be performed by a registered contractor. Any exempted work shall be of the highest quality in compliance with the minimum requirements of the current Florida Building Code.

I. EXEMPTED PERMITS:

The following represents the Building Official's list of exempted permits. Any violation of a local, state or federal regulation associated with an exempted permit may authorize the Building Official to impose the issuance of a permit.

Building Permits. A building permit may not be required for the following:

1. The assembly or tie-down of prefabricated portable sheds that are less than 100 square feet of exterior size and are not intended for use as a residence or as living quarters.

Accessory storage structures may be located within the rear 20 feet of an interior side yard or within the rear yard area for accessory structures in all residential districts. Such accessory storage structures, when any portion is within the required minimum yard of the lot, shall meet all of the following criteria:

- a. The structure shall be of the portable type, be used exclusively for storage and no mechanical equipment shall be operated within or attached thereto.
 - b. The total number of accessory storage structures on a property is limited to one (1) within the rear or interior side yard as provided in this subsection and one (1) in the buildable area. The maximum height shall be 10 feet measured to ridge from lowest adjacent grade.
 - c. The structure shall be properly anchored.
 - d. This subsection shall not apply to waterfront lots.
 - e. "Portable" shall mean without a permanent type foundation and capable of being moved intact.
 - f. Storage shed may not include any utilities.
2. One-story detached accessory structures used as a tool or storage shed, playhouse and a similar use serving a single family residence, a residential duplex, or other miscellaneous utility building constructed on a residential zoned lot, provided the total gross roof area, whether open to the sky or otherwise covered, is less than 100 square feet and less than 10 feet above the average finish grade measured to the ridge, and further provided the roof of such buildings is not utilized to support any live load.

This exemption shall not allow nor permit the encroachment of setbacks per LDR 16.60.050 or the erection of any unsafe, structurally unsound or dilapidated building or structure. In the event the building or structure violates setbacks or is considered unsafe, structurally unsound or dilapidated, the Building Official may require a permit.

Permits for electrical, plumbing, mechanical, or gas installation, when allowed, within or upon any shed described herein is required.

3. Swings and other playground equipment accessory to one or two family dwellings. Accessory equipment must meet requirements of Land Development Regulations, Section 16.60.050. The erection of any unsafe, structurally unsound or dilapidated structure is prohibited. Finishes must be maintained per International Maintenance Code 2006.

Building Permits (cont.)

4. On single family residential property, any wood, chain link, plastic or wrought iron fences installed per Land Development Regulations, Section 16.40.040 of the local zoning code. Property owner must contact Sunshine 811 two (2) full business days prior to digging. For more information go to www.sunshine811.com or dial 811.
5. Cement plaster (stucco) applied directly onto structures constructed of concrete masonry units. Applications of cement plaster must meet or exceed the manufacturer's recommendations. All other applications will require a permit including, but not limited to, wood, Exterior Insulation Foam System (EIFS), brick, siding or other application over metal lath or wire lath fabric.
6. Decks, platforms, patios, walks and other similar flat work which does not support a structure serving a single family residence or a residential duplex constructed on a residential zoned lot, with the finished walking surface not more than 12 inches above grade at any point, and not over any basement or story below. A certificate may be required, as determined by the POD. Flatwork described herein shall be in compliance with the minimum anchorage and uplift resisting requirements of the current Florida Building Code.

This exemption shall not allow nor permit the encroachment of setbacks or the erection of any unsafe, structurally unsound or dilapidated structure. In the event the structure violates setbacks or is considered unsafe, structurally unsound or dilapidated, the Building Official may require a permit.

7. Movable cases, counters and partitions not over 10 feet in height.
8. Cabinetry, counter tops, painting, papering, tiling, carpeting and other similar finish work.
This exemption is not allowed nor applicable when the work or alteration affects the structural integrity of a load bearing wall or the fire resistant material of a fire rated horizontal or vertical separation.
Projects located within a designated flood zone are required to comply with the substantial improvement requirements pursuant to Land Development Regulations, Section 16.40.050 and submit a cost breakdown for any work which may be exempted from permits.
9. Temporary motion picture, television and theater stage sets and scenery that have been issued a Motion Picture Maker Permit or otherwise used for co-sponsorship events.
10. Temporary shade structures, tents, theater stage sets, bleachers, grandstands, kiosks or other similar structures used for co-sponsorship City events must obtain an approved site plan showing all fire safety, life safety, building code and accessibility requirements identified. Site plan must be approved by the POD.
11. Awnings for doors or windows, entirely supported by an exterior wall of a single family residence, a residential duplex or other detached building constructed on a residential zoned lot. The awning must not encroach into R.O.W. or legal easements.

Building Permits (cont.)

12. Shade cloth structures constructed for nursery or agricultural purposes.
13. Interior wall or ceiling finish repair of a casual, minor or inconsequential nature in which the aggregate area of the repair does not exceed 100 square feet.

This exemption is not allowed nor applicable when the work or alteration affects the structural integrity of a load bearing wall or the fire resistant material of a fire rated horizontal or vertical separation.

Projects located within a designated flood zone are required to comply with the substantial improvement requirements pursuant to Land Development Regulations, Section 16.40.050 and submit a cost breakdown for any work which may be exempted from permits.

14. Conversion of a garage into a temporary sales office, within a designated single-family model home, for the purpose of showing selection samples of appliances, colors, finishes and for other necessary tasks associated with the sale of master planned homes.
15. Temporary buildings, sheds and trailers used exclusively for construction purposes associated with a valid permit or permit application. The temporary use is limited to six (6) months unless approved by Building Official.

Electrical Permits. An electrical permit may not be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.
2. Repair or replacement of fixed motors or transformers of fixed approved appliances of the same type and rating in the same location.
3. Temporary decorative, holiday and display lighting that is plugged into a power source. Limited to 90 days per calendar year.
4. Repair of current-carrying parts of any switch, contact or control device.
5. Reinstallation of attachment plug receptacles, but not the outlets therefore.
6. Repair of any over-current device of the required capacity in the same location.
7. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
8. Temporary wiring for experimental purposes in laboratories.

Electrical Permits (cont.)

9. The wiring for temporary theater, motion picture or television stage sets that have been issued a Motion Picture Maker Permit.
10. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy installed in single-family or duplex structures.
11. The installation, alteration or repair of electrical wiring, apparatus or equipment for the generation, transmission, distribution or metering of electrical energy, the operation of signals or transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.
12. Installation of wiring or cable not limited to data systems, alarms or communication systems considered low voltage and not associated with a larger project for a legal single family or a duplex occupancy.
13. Hurricane shutters wired directly to an electrical power source shall require the issuance of an electrical permit.

Gas Permits: A gas permit may not be required for the following:

1. The repair or replacement of any minor part that does not alter the approval of equipment or make such equipment unsafe or non-compliant with the manufacturer's specifications.
2. The repair or replacement of any existing gas burning range, cook-top, oven or clothes dryer serving a one or two family dwelling (Fuel Gas Testing Certification form is required).

Permits shall be required when relocating any existing gas burning range, cook-top, oven or clothes dryer requiring the need to alter or otherwise change a gas system.

Mechanical Permits: A mechanical permit may not be required for the following:

1. Heating or air conditioning units which have a capacity no greater than three (3) tons or 36,000 BTUs, which have no ducts, and which have a factory-installed electrical cord and plug.
2. A portable heating appliance energized by means of a cord or cable having a factory-installed electrical cord and plug to be connected to an approved receptacle.
3. Portable ventilating equipment energized by means of a cord or cable having a factory-installed electrical cord and plug to be connected to an approved receptacle.
4. A portable cooling unit energized by means of a cord or cable having a factory-installed electrical cord and plug to be connected to an approved receptacle.

Mechanical Permits (cont.)

5. A portable evaporative cooler energized by means of a cord or cable having a factory-installed electrical cord and plug to be connected to an approved receptacle.
6. A closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by the Mechanical Code.
7. Replacement of any component part of assembly of an appliance which does not alter its original approval and complies with other applicable requirements of the technical codes.
8. Refrigerating equipment, which is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes.
9. Self contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of one (1) horsepower or less.

Plumbing Permits. A plumbing permit may not be required for the following:

1. The stopping of leaks in drains, soil, waste or vent pipe. However, should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same may be considered as new work and a permit shall be procured and inspection made as provided in the Florida Building Code, Plumbing.
2. The clearing of stoppages or the repairing of leaks, valves or fixtures.
3. The repair or replacement of an existing fixture in its present location provided such repair does not involve or require the replacement or re-arrangement of valves, pipes or fixtures.

This exemption does not apply to the installation or replacement of a water heater.

Alterations to plumbing fixtures located within a commercial building must be compliant with Chapter 11 of the Florida Building Code and Sections 553.501-553.513 cited as the "Florida Americans with Disabilities Accessibility Implementation Act."

4. The connection of an ice maker within an existing single family residence or residential duplex.

II. EXEMPTIONS FROM INSPECTIONS.

Specific improvements to existing single family structures and accessory structures on the same parcel may be exempt from inspections but still require an approved building permit per Section 1 below.

1. Carport, garage and porch enclosures completed prior to March 1, 2002:
 - a. That are in compliance with the elevation requirements of the Federal Emergency Management Agency ("FEMA") guidelines; and

- b. Where the foundation and roof system of the enclosure are integral and part of the original legally constructed structure to which the original legally constructed carport, garage or porch was attached or, if applicable, a legally constructed detached garage, shall be presumed to be in compliance with the City Building Code and are exempt from the requirement that they obtain inspections, provided that the property owner submit documentation acceptable to the local Building Official documenting the enclosure. Such documentation shall include, but not be limited to, an as-built drawing of the enclosed area which must include a scaled footprint, wall section and location of mechanical, electrical and plumbing fixtures within the enclosed area. (If the enclosed area is a sleeping room, the required means of egress, smoke detection and/or carbon monoxide detectors, if applicable per the most recent edition of the FBC Existing Building must be identified on the scaled plan.)
- c. Typical permit fees will apply based on the projected value of the enclosure based on the most recent ICC construction cost procedures. No penalty will be assessed for permit that meet all of the criteria described in this policy. A sworn statement from the current owner which should include language substantially as follows:

By executing this form I acknowledge that I have made inquiry regarding the date of the enclosure of my property. I understand that the local Building Official has not issued a permit for nor inspected this enclosure and may not research records to determine when the enclosure was made to my property. Instead, research or prior records and proof of the date of the enclosure has been performed either by myself or a private provider hired by myself. I understand that the local Building Official has the right to initiate a "work without permit" violation against me if the enclosure was made either on or after March 1, 2002 or if I have made any alterations to the enclosure either on or after March 1, 2002. I agree to indemnify, defend and hold harmless the local government, the local Building Official, and their Building Code enforcement personnel from any and all claims arising out of my use of a private provider or this sworn statement. The statement shall be in recordable form, shall include the legal description of the property and the names of the current property owner(s), and a description of the enclosed area that did not receive a permit. The property owner shall record the statement in the public records of the county in which the property is located and shall provide a recorded copy to the Building Official.

2. Reserved