



A BUILDING PERMIT IS REQUIRED PER CHAPTER 1, SECTION 105, OF THE FLORIDA BUILDING CODE WHEN:

One intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or any outside area being used as part of the building's designated occupancy, or to erect, install, enlarge, alter, repair, remove, convert, or replace any required electrical, gas, mechanical or plumbing system. The installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make an application to the Building Official, and obtain the required permits for the work. Permits must include the value of all labor and materials regardless of whether the General Contractor or the Homeowner is purchasing them.

❖ THE FOLLOWING LIST IS TO BE USED AS A GUIDE ONLY, THE TOWN BUILDING OFFICIAL WILL MAKE ALL FINAL DETERMINATIONS. ❖

THE FOLLOWING (BUT NOT LIMITED TO) WORK REQUIRES A BUILDING PERMIT AND MUST BE PERFORMED BY A PROPERLY LICENSED AND TOWN REGISTERED CONTRACTOR:

- Remove/Install Drywall
- Concrete/Restoration/Paving/Sealcoating
- Stucco work
- Replacing/Installing Kitchen & Vanity Cabinets
- Installing Hurricane Shutters
- Installing any Flooring except carpet
- Fire Sprinkler System(s)
- Installing/Replacing Exterior Doors & Windows
- Installing Screen Closures & Awnings
- Generators
- Signs & Fences with Architectural Bd. App.
- Installing/Replacing A/C Heating Unit
- Changes to & Replacement of Plumbing Systems
- Installing mini splits & ductwork
- Electrical Fixtures/Wiring Systems
- Interior Alterations/ Remodeling
- Fuel Gas Systems
- Installing Countertops
- Antennas & telecommunications equipment
- Parking Lots; Repave, Restripe
- Install/Replace Water Heater
- Exterior Improvements on a building**

THE FOLLOWING WORK DOES NOT REQUIRE A BUILDING PERMIT BUT MUST MEET ALL APPLICABLE CODES AND MUST BE PERFORMED BY A PROPERLY LICENSED AND TOWN REGISTERED CONTRACTOR:

- Replacing Light Fixture, Switch or Receptacles - "like for like" in existing outlet, less than \$1000 (**No New Work or Upgrades**)
- Repairing Existing A/C Heating Unit, No Ductwork or New Equipment
- Remove/ Replace Drywall on Non-Rated Assembly Less than 32 Square Feet
- Exterior color change **

THE FOLLOWING WORK DOES NOT REQUIRE A BUILDING PERMIT BUT MUST BE PERFORMED BY A PROPERLY LICENSED AND TOWN REGISTERED CONTRACTOR OR HOMEOWNER:

- Repairing screens
- Refacing kitchen & vanity cabinets
- Satellite Dish Antennas- 1 meter or less
- Popcorn ceiling removal
- Toilet Repair or replacement
- Replace Window A/C Unit
- Plug & Go Alarm/Monitor System

**** Exterior improvements require approval by the Architectural Review Board ****