

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 such work to be done, shall first make 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.

ALL BUSINESSES AND LICENSED CONTRACTORS PERFORMING WORK MUST HOLD A CURRENT VALID LICENSE AND BE REGISTERED WITH THE TOWN BEFORE ANY WORK BEGINS.

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	Antennas & Telecommunications Equipment
Concrete/Restoration/Paving/Sealcoating	Signs & Fences
Stucco work	Install/replace A/C Heating
Replace/Install Kitchen / Vanity Cabinets	Change & replace Plumbing Systems
Install hurricane shutters	Install A/C duct work
Install any flooring except carpeting	Electrical fixtures/ Wiring systems
Fire sprinkler systems	Interior alterations/Remodeling
Install/ replace exterior doors& windows	Fuel gas systems
Install Screen Closures & Awnings	

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 Fixtures,switch or receptacles "like for like" in existing outlet, less than \$ 1000 (no new work or upgrades)
Repair existing A/C Heating Unit, No ductwork or new equipment
Replace water closets , counter tops or screens
Repairing existing roof covering less than \$ 500 CONTACT BUILDING DEPT BEFORE REPAIR
Remove/ Replace Drywall on Non Rated assembly less than 32 square feet

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

Installing Carpet or Decorative Mouldings	Locksmith & Window Repair less than \$1000
Installing interior doors ,shutters ,blinds	Interior wallpaper or painting
Refacing kitchen &vanity cabinets	Water closet repair
Lawn, pest control & pool maintenance	Replace window A/C unit
Deck spraying & Pressure cleaning	Exterior painting