



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 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
- 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
- Antennas & Telecommunications Equipment
- Signs & Fences with Architectural Bd. App.
- Installing/Replacing A/C Heating Unit
- Changes to & Replacement of Plumbing Systems
- Installing A/C ductwork
- Electrical Fixtures/Wiring Systems
- Interior Alterations/ Remodeling
- Fuel Gas Systems

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
- Replacing 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 Moldings
- Installing Interior Doors, Shutters or Blind
- Refacing Kitchen & Vanity Cabinets
- Lawn, Pest Control, & Pool Maintenance Services
- Deck Spraying & Pressure Cleaning
- Locksmith & Window Repair Less than \$1000
- Interior Wallpaper or Painting
- Satellite Dish Antennas- 1 meter or less
- Water Closet Repair
- Replace Window A/C Unit
- Plug & Go Alarm/Monitor System
- **Exterior Painting ***

**** Exterior color change requires approval by the Architectural Review Board ****