Memo

To: Bradley Arnold, County Administrator
From: Karl E. Holley, AICP, CFM
Date: 8/25/2020
RE: Marion County Permit Exemptions

On July 21, 2020, the Marion County Board of County Commissioners adopted Ordinance 20-21 which, among many other things, provided for broad exemptions from building permit requirements for projects under certain value thresholds. Because the ordinance is so recently adopted, review by the Florida Department of Business and Professional Regulation (DBPR) has not been completed as required by Florida Statutes 553.73. Said ordinance cannot become effective until 30 days after the DBPR review is completed.

The ordinance provides for the following exemptions from building permit requirements:

1) Any repair work performed by a property owner upon their own single-family property.
2) Any single-family residential addition, alteration or repair work with a total value of less than $5,000 in any 12-month period.

Sumter County currently provides the following specific exemptions from Florida Building Code permitting requirements for single-family residences:

1) Siding repair under $1,000 in value.
2) Roof repair under 100 square feet in area.
3) Pergolas and Arbors self-supporting under 200 square feet in area.
4) Storage sheds of up to 100 square feet in area.
Section 105.2.2 of the Florida Building Code, 6th Edition, provides for exclusion from permitting for “ordinary minor repairs”. However, there are a number of specifically identified activities which cannot be exempted from permitting, including, but not limited to, work on load bearing structural elements, means of egress, water or sewer elements and electrical wiring. For other minor repairs, it is left to the discretion on the Building Official as to what repairs can be safely accomplished without permitting and inspection.

Marion County has chosen to take a broad, value-based approach to permitting exemptions. Their ordinance has noted most of the activities that are prohibited from exemption, but the value-based approach does not differentiate the significance of exempt activities from the perspective of safety or quality assurance. Sumter County has identified a limited number of exemptions that are deemed to consistent with public safety.

<table>
<thead>
<tr>
<th>Exemption</th>
<th>Marion County</th>
<th>Sumter County</th>
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<tbody>
<tr>
<td>Residential Repairs Performed by Property Owner</td>
<td>All exempt.</td>
<td>As specifically listed above and as allowed after review by the Building Official</td>
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<tr>
<td>Residential Repairs Performed by Nonowner</td>
<td>All under $5,000 total in any 12-month period.</td>
<td>As specifically listed and as allowed after review by the Building Official</td>
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<tr>
<td>Residential Additions and Alterations</td>
<td>All under $5,000 total in any 12-month period.</td>
<td>Only as provided by Florida Building Code</td>
</tr>
<tr>
<td>Commercial Repairs, Alterations and Additions</td>
<td>None.</td>
<td>None.</td>
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</tbody>
</table>

It is difficult to estimate the number of permits that might be affected if Sumter County implemented the exemptions provided by Marion County from permitting requirements. In the year prior to today’s date there were approximately 11,000 permits issued for residential repair, alteration and addition with an average work value of approximately $12,500. If project values were evenly distributed, there would be approximately 4,400 permits exempted.