

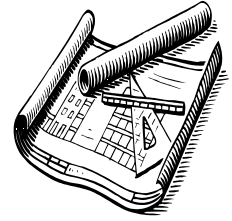
Development Services Department

Building Services Division
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WHEN IS A BUILDING PERMIT REQUIRED?

Section 105 of the Florida Building Code requires permits for most construction-related work. Various improvements of real property may not require a building permit. The work exempted must be performed in accordance with minimum code standards. The following table should help clarify the Building Department's current permit requirements.

ITEMS NOT REQUIRING A PERMIT (RESIDENTIAL ONLY)

A/C – Replace window unit, electrical outlet existing	Painting
Awnings 9 sq. feet or less	Pavers – sand set, not part of a pool/spa deck
Ceiling Fan – Replacement using existing outlet box and wiring	Pergolas/Arbors – 200 square feet and under and self supporting
Ceramic Tile – Replace on floor and wall (Non-Fire rated)	Playground equipment
Dishwasher – Replacement within a dwelling unit	Pool/spa – manufactured, less than 24 inches deep
Door – Exterior, repair under \$1,000. Excluding garage door	Roof – Repair existing roof covering less than 100 square feet or under \$1,000
Door – Replace any interior residential door within the individual unit	Sheds under 100 Sq. ft on 1 acre or less and 200 Sq. ft if on more than 1 acre
Concrete flatwork	Screening front entrance - Up to 100 sq. ft of screen
Drywall – Repairs under \$1,000, excluding ceilings and exterior walls (Residential R3, Non-Fire Related)	Siding – Repair under \$1,000
Faucet or water closet – Replace	Sink – Replace only
Fence – Repair or replace, except pool barrier New walls or fences 2' or less	Soffit or Fascia – Repair under \$1,000. Not including structural members
Gutter and Leaders	Stucco – Repair stucco finish
Kitchen cabinet <u>replacement only</u> , with no change in configuration of electrical or plumbing	Solar tubes without electric
Light Fixture, switch, outlet – Replace “like for like” in existing box	Window – Repair under \$1,000
Low voltage wiring for residential	Wood deck – Repair of decking under \$1,000, not including structural members, and, decks fewer than 100 square feet AND under 30 inches high.
Flag Poles under 12 feet tall	Water heater change outs if same type and same location

This table is a concise guide to Sumter County Building Department Policies, Florida Statutes (489.103 9[a+b]), and the Florida Building Codes.