

150.30. Building permit required.

*Latest version.*

(A) No person shall do electrical construction or install electric wiring or apparatus or make any changes of existing wiring or apparatus for light, heat, or power within or attached to any building or property in the town without first obtaining a permit therefor from the building official.

(B) No person shall do or perform any plumbing, heating, air conditioning, refrigeration and ventilation (H.A.R.V.) installations, alterations, or repairs within or attached to any building, property, or structure in the town or cause the same to be done or performed without first obtaining a permit therefor from the building official.

(C) A tracking permit is a permit issued for purposes of determining Federal Emergency Management Agency compliance as set forth in subsection (A) above. Inspection shall occur both before the work begins and after the work is completed. The owner may apply for and be issued a tracking permit. Fees for tracking permits shall be in accordance with a resolution promulgated by the town. Violation of a tracking permit shall be in accordance with violation of a building permit, chapter 154 (Flood Control) and all other applicable state and local laws and regulations.

(D) No person shall erect or construct, or proceed with the erection of any building or structure, nor repair, add to, enlarge, move, improve, alter, convert, extend, or demolish any building or structure in the town, or cause the same to be done without first obtaining a building permit therefor from the building official, unless the work is deemed to be minor work. "Minor work" shall be defined as improvements or repairs with no change affecting the mechanical or technical code, that have no structural effect whatsoever to the building or structure.

Examples include, but are not limited to:

Minor work" shall be defined as improvements or repairs with no change affecting the mechanical or technical code, that have no structural effect whatsoever to the building or structure. Examples include, but are not limited to:

(1)\* Painting;

(2) Wallpaper, wall coverings, or drywall finish;

(3) Drywall or sheetrock repair up to 48 square feet;

(4) Floor and wall tile;

(5) Rugs, carpeting or other floor covering;

(6) Replacing cabinets, counter tops and refacing;

(7) Replacement of existing fixtures or appliances so long as there is no alteration or modification of existing wiring;

(8) Sink, dishwasher, or toilet replacement so long as a licensed plumber performs the work;

(9) Replacement of existing hardware;

(10) Repair of broken glass (not replacement of window);

(11) Driveways, decks and patios directly on grade (must meet specific zoning criteria and must be approved by zoning department as an exception);

(12) Small, incidental roof leak repair (maximum of 100 square feet (one square));

(13) Other items determined by the building official to be minor in accordance with this section and the Florida Building Code. Such determination shall be in writing.

\* When painting buildings with fire suppression systems and/or fire alarms, the owner shall notify the fire chief in accordance with chapter 94 of this Code. These items, as well as any other items determined by the building official to be minor work, may require a building permit if the work is part of a greater project.

Additionally, these items, as well as any other items determined by the building department to be minor work, may require a tracking permit if the building is deemed to be Federal Emergency Management Agency noncompliant or the work to be performed is below base flood elevation as determined by the Federal Emergency Management Agency. Nothing contained herein shall relieve the property owner from compliance with the Florida Accessibility Code or other state or federal regulations.

If any person is in doubt whether the work to be performed falls within a minor work exception, that person shall request a binding interpretation from the building department. The applicant shall set forth with specificity the facts as to the extent and nature of the work on a form provided by the building department. (Ord. 88-06, passed 5-19-88; Amd. Ord. 04-12, passed 7-12-04)