

When do I need a Building Permit?

Owner, licensed contractor or its authorized agent, who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any 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 permit for the work



1. Any construction which alters the size or occupancy of a building.
2. Construction, alteration, or replacement of any exterior walls.
3. Interior load bearing and non load bearing walls, alterations or replacements
4. Enclosing existing carports, porches and screen rooms for any purpose.
5. Construction of any raised deck, attached or detached, with or without a roof.
6. Replacement of columns, beams, joists, rafters, or any other structural component.
7. Replacement of wall, floor, roof sheathing, or replacement of any roofing component.
8. Repair and replacement of interior or exterior stairs and/or guardrails including stairlifts.
9. Electrical, plumbing, or air-conditioning when altering, adding to, or deleting from the system.
10. Replacement of windows, doors, garage doors or skylights in existing or altered wall openings.
11. Hurricane shutters, all types. Electric permit also required for power operated units.
12. Masonry or engineered Styrofoam privacy walls or fences with any masonry components.
13. Dock, Boat-lift, Seawall, or Bulkhead installation or repair.
14. Fire repairs of any type or scope.
15. Storage or utility sheds, all types, all materials, and all sizes. (Exceptions, see #13 on next page)
16. Motorized or electric gates.
17. Tiki Huts
18. Decks, whether raised or on grade, on businesses.
19. Stucco over wood frame and exterior siding.
20. Drywall removal & replacement (3 sheets or more)
21. Accessory structures for mobile homes



Questions? Report building without a permit.

Contact us: 941-861-5000

e-mail: ULA@scgov.net

Planning and Development Services
Building Permit Requirement Guidelines

*Some Examples
of when a Permit
is NOT required:*



*Some non-permitted items below
require a licensed contractor,
please contact Licensing at:
941-861-5214*

1. Painting. *(Except when advertised as water proofing.)*
2. Wall paper and other wall coverings. *(Except Assembly, Day Care, and Institutional Occupancies.)*
3. Floor and wall tile.
4. Rugs or carpeting.
5. Replacing kitchen cabinets. *(Except when altering, adding to, or deleting electrical, plumbing, or air-conditioning from the system)*
6. Replacement of fascia and soffit. *(1 & 2 Family Dwellings only)* Existing structure only
7. Non-structural siding placed over existing siding/sheathing. *(1 & 2 Family Dwellings only.)*
8. Decks and patios directly on grade and without footings. *(Any material, 1 & 2 family residences only)*
9. Small, incidental roof leak repair. *(1 Square and \$500 or less.)*
10. Non-residential farm buildings on working farms. *(Must meet specific criteria and be approved by the building and zoning officials to be exempt.)*
11. Window/door changes and re-roofing permits are no longer required for Residential Mobile/Manufactured homes, effective March 1, 2013. *(All work must still be performed by a licensed contractor)*
12. Residential home alarms *(wired or wireless)*
13. Plastic or rubber storage containers that are less than 7' tall and less than 65 square feet. *(These types of containers need to meet the required setbacks)*
14. Chickee Huts constructed by members of the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida

FENCES

Permits are no longer required for chain link, wood or vinyl fences both on the mainland (Ord. No 20-11B, effective 05/17/11) and Siesta Key (Ord. No. 2011-036, effective 07/07/11). However, the standards with regard to height, placement, and finished side must face neighbor or right-of-way, etc. are still in effect. For questions regarding fence standards, please call 861-5000 and ask for Zoning.

Note: Some items above may require a building permit if the building is in a flood zone or part of a greater project. Issuance of a Building Permit is NOT a license to exceed the Scope of Work listed on the Permit Application. Any change to the scope of work must be first approved by the building official, and the scope of work listed on the permit must be corrected.