

## Chapter 18 – LAND DEVELOPMENT CODE

### Article 9. Technical Codes

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Sec. 18-901. - STANDARD CODES ADOPTED.

The Florida Building Code as mandated by the State of Florida with present and subsequent variations and amendments thereto that are promulgated by the Pinellas County Construction Licensing Board pursuant to the authority and procedures set forth in Chapter 75-489, Laws of Florida, are adopted as the Technical Codes of the City of Pinellas Park. (Ord. No. 2445, 9-25-1997; Ord. No. 2592, 5-13-1999; Ord. No. 3209, 1-22-2004)

Sec. 18-902. - SURVEYS REQUIRED.

The surveys required hereby shall include the required information requested by the Building Development Division to determine whether or not the new construction complies with the approved plans. Such surveys shall be sealed by a Florida licensed surveyor. Surveys shall be required as follows. (Ord. No. 2445, 9-25-1997)

- (A) SITE SURVEY: A survey of the zoning lot shall be required with the application for the new development of a site or with the building permit for construction. The Building Development Division may, if the nature and extent of the proposed development so warrants, accept a plot plan of the zoning lot in place of the site survey requirement. (Ord. No. 2445, 9-25-1997)
- (B) FLOOR ELEVATION AND BUILDING SETBACK SURVEY: Prior to wall lintel inspection on masonry construction, and prior to truss erection on single-story frame construction, and prior to floor system erection on two-story frame construction, and prior to roof system erection in tilt wall construction, a floor elevation and building setback survey is required. (Ord. No. 2445, 9-25-1997)

- (C) FINAL SURVEY: Contemporaneously with the request for a final inspection or issuance of a Certificate of Occupancy, a final survey locating the boundaries of the site, the improvements constructed thereon, and the elevations on the site is required. (Ord. No. 2445, 9-25-1997)

Sec. 18-903. - PERMITS REQUIRED.

A list of the permits required for development within the City of Pinellas Park is attached as Exhibit "A" and a list of the permits not required for development within the City of Pinellas Park is attached as Exhibit "B" at the end of this Article. Construction not specifically identified, shall be compared to the compatible type of permitting information. (Ord. No. 2445, 9-25-1997)

Sec. 18-904. - ENGINEERING PERMITS.

Engineering Permits will be treated as Building Permits for purposes of this Article and the administration chapters of the City's adopted Technical Codes. (Ord. No. 2445, 9-25-1997)

Sec. 18-905. - SCHEDULE OF PERMIT FEES.

Permit fees will be levied as outlined in the City of Pinellas Park Administrative Fee Schedule.

(Ord. No. 2445, 9-25-1997; Ord. No. 3625, § 1, 7-10-2008; Ord. No. 3209, 1-22-2004; Ord. No. 3672, § 1, 3-12-2009)

Sec. 18-906. - PERMIT TIME LIMITATIONS.

An application for a permit shall be deemed abandoned unless the permit applied for has been issued (i) within six (6) months after the date of the filing of the permit application or (ii) within six (6) months after the date of the last submittal for review in connection with such application. An issued permit shall be deemed abandoned if no work has progressed pursuant thereto for (i) six (6) months after the date of issuance thereof, or (ii) six (6) months from the last inspection of the site. The Building Development Division may approve up to two (2) extensions of time for periods of not more than six (6) months each, provided that the extension is requested in writing prior to the date of abandonment as calculated herein and justifiable causes demonstrated. The fee for each such extension shall be one-half (½) of the original permit fee, including all building and trade permit fees. (Ord. No. 2445, 9-25-1997)

Sec. 18-907. - STARTING WORK PRIOR TO OBTAINING PERMITS.

Any work started prior to a required permit being issued will be charged at two (2) times the original permit fee for a first time violator in a twelve-month period. If a contractor or trade contractor does work without a permit more than once in a twelve-month period, the permit fee for each subsequent time will be ten (10) times the original permit fee(s). (Ord. No. 2445, 9-25-1997)

Sec. 18-908. - REINSPECTION FEE.

Reinspection Fees will be levied as outlined in the City of Pinellas Park Administrative Fee Schedule. (Ord. No. 2445, 9-25-1999; Ord. No. 3625, § 2, 7-10-2008; Ord. No. 3672, § 2, 3-12-2009)

Sec. 18-909. - APPEAL OF THE DECISION OF THE BUILDING DEVELOPMENT DIVISION DIRECTOR.

The Pinellas County Construction Licensing Board will act as the Construction Board of Adjustment and Appeals. (Ord. No. 2445, 9-25-1997)

Sec. 18-910. - RIGHT-OF-WAY, DRAINAGE, UTILITIES IMPROVEMENTS.

Subject to the other requirements of the City's Land Development Code, the following requirements shall apply to the development of a zoning lot or parcel: (Ord. No. 2445, 9-25-1997)

- (A) LEGAL ACCESS. There shall be access to the property through a dedicated public or private street which provides perpetual ingress and egress to each zoning lot or parcel as required by the City's Land Development Code. (Ord. No. 2445, 9-25-1997)
- (B) ADEQUATE WATER SUPPLY. There shall be an adequate water supply to each zoning lot or parcel. A water supply shall be deemed to be inadequate where an additional unit(s) is to be added to an existing water line when such addition would exceed the maximum unit requirements for said water line or extension thereof as established by the Water Division based upon accepted scientific principles. (Ord. No. 2445, 9-25-1997)
- (C) ADEQUATE SANITARY SEWER. There shall be an adequate sanitary sewer supply to each zoning lot or parcel. Sanitary sewer shall be deemed to be inadequate where an additional unit(s) is to be added to an existing sewer line when such addition would exceed the maximum unit requirements for said sewer line or extension thereof as established by the Sewer Division based upon accepted scientific principles. (Ord. No. 2445, 9-25-1997)
- (D) ADEQUATE DRAINAGE. There shall be an adequate drainage supply to each zoning lot or parcel. Any existing open City drainage ditches shall be culverted by the developer for the entire public frontage of the zoning lot or parcel to be developed in accordance with the approved engineering drawings or the Engineering Division Manual of Minimum Design and Construction Standards, whichever is applicable. (Ord. No. 2445, 9-25-1997)
  - 1. Exceptions:
    - (a) Swales having a depth of less than two (2) feet are not required to be culverted; (Ord. No. 2445, 9-25-1997)
    - (b) Replacements of existing structures on single-family zoning lots do not require culverting of existing drainage ditches; and (Ord. No. 2445, 9-25-1997)
    - (c) When the abutting developed properties have existing open drainage ditches and there are no plans by the City to culvert the same, the applicant may execute an affidavit acknowledging and agreeing that said property shall be subject to assessment for drainage improvements at a later date. Said affidavit shall be recorded in the public records of Pinellas County, Florida, and shall constitute a covenant which shall run with the land. (Ord. No. 2445, 9-25-1997)
- (E) INSTALLATION BY THE CITY. A developer of any zoning lot or parcel may request that the required improvements to streets, utilities, and drainage deemed necessary to meet the minimum requirements of the City's Land Development Code be initially installed by the City and thereafter assessed to all benefitted properties under the following conditions: (Ord. No. 2445, 9-25-1997)
  - 1. The developer shall make such request in writing to the Public Works Administrator or designee. Such request shall specifically identify the improvements which the developer is requesting that the City install. (Ord. No. 2445, 9-25-1997)
  - 2. The developer shall contemporaneously with such written request submit a petition signed by the owners of at least fifty-one (51) percent of the benefitted properties. (Ord. No. 2445, 9-25-1997)
  - 3. The developer shall thereafter submit such other and further materials as the Public Works Administrator or designee shall require. (Ord. No. 2445, 9-25-1997)
  - 4. The Public Works Administrator or designee shall thereafter submit the developer's written request for consideration by City Council. (Ord. No. 2445, 9-25-1997)
- (F) PERFORMANCE SECURITY. A permit or Certificate of Occupancy for a zoning lot or parcel will not be issued prior to the required public or private improvements being finally approved and accepted by the City, except as hereinafter provided. A permit or Certificate of Occupancy shall be issued if the developer of a zoning lot or parcel posts a performance security which meets

the following requirements to secure the completion of such improvements: (Ord. No. 2445, 9-25-1997)

1. The performance security must be in the form of an escrow account, surety bond, letter of credit, or other instrument approved by the City Attorney. (Ord. No. 2445, 9-25-1997)
2. The amount of the performance security shall be equal to one hundred ten (110) percent of the total cost of said improvements not completed. The cost estimate shall be prepared by the developer and acceptable to the City. (Ord. No. 2445, 9-25-1997)
3. The performance security may secure the requirement for completion of paved streets, sidewalks, drainage improvements, parking lots, landscaping, curbing, traffic improvements, fire hydrants, retention ponds, and/or other infrastructure improvements. (Ord. No. 2445, 9-25-1997)
4. The improvements shall be completed in the agreed amount of time not to exceed six (6) months. At the end of the effective period of the performance security, the Engineering Services Director shall determine whether or not the required improvements have been timely completed in a manner required by the City's Land Development Code. If the improvements, or any portion thereof, have not been completed in a timely manner in accordance with the City's Land Development Code, then the City may invoke the performance security to properly complete the improvements. (Ord. No. 2445, 9-25-1997)

Sec. 18-911. - LOWEST FLOOR ELEVATION.

- (A) **LOWEST FLOOR ELEVATION REQUIREMENT.** Except as otherwise provided in this Section, the lowest floor elevation of a structure shall not be less than twenty-four (24) inches above the highest centerline elevation of any abutting street, not including median strips. When the property is located within a Special Flood Hazard Area, the lowest floor elevation shall be whichever is the greater of:
1. The specified design flood elevation as specified in Chapter 18 Article 8 and the Florida Building Code, as amended; or
  2. Twenty-four (24) inches above the highest centerline elevation of any abutting street, not including median strips.
- (B) **ADDITIONS.** An addition to an existing structure shall be allowed when the lawfully existing lowest floor elevation does not meet the requirements of Section 18-911(A) provided that the lowest floor elevation of the addition is no lower than the existing lowest floor elevation. When the property is located within a Special Flood Hazard Area, the proposed work shall comply with Chapter 18 Article 8 and the Florida Building Code, as amended.
- (C) **AFFECTED STRUCTURES.**
- (a) Structures located within the Special Flood Hazard Area shall meet the requirements of the Florida Building Code for Flood Resistant Design and Construction.
  - (b) The following structures outside the Special Flood Hazard Area shall be subject to Chapter 18, Article 9 of the Land Development Code and the Florida Building Code. Sheds, decks, pools, garages, carports, screen rooms, sun rooms, and similar structures shall be exempt from the requirements Section 18-911(A).
- (D) **WAIVERS.**
1. Applications for waivers to the lowest floor elevation requirements shall be in writing and submitted to the City Manager or designee. A fee of Twenty-Five Dollars (\$25.00) per waiver application will be charged.
  2. At the time the applicant submits an application for a waiver, the applicant shall also submit a survey of the zoning lot showing the lot's elevations, proposed lowest floor elevation, flood zone information, and any other information that may be required by the Building Development Division.

3. No request for a waiver of the lowest floor elevation requirements below the design flood elevation requirements in a special flood hazard area will be considered.
4. The applicant's engineer will, at the time of submission of the application for a waiver, furnish the following information to the City Manager in writing:
  - (a) The location of the special flood hazard area and design flood elevation in relation to the zoning lot.
  - (b) Past flooding events in the immediate vicinity of the property, or twenty-five-year flood elevation as determined by a professional engineer.
  - (c) Such other and further factors as the City Manager may require in order to make a decision based upon sound engineering principles.
5. The City Manager may:
  - (a) In areas outside of the Special Flood Hazard Area, reduce the lowest floor elevation requirements based upon sound engineering principles if information supplied by the City Engineer or the applicant's engineer establish that the floor elevation is not reasonably necessary to prevent flooding or water damage to the structure.
  - (b) Before any such waiver of the lowest floor elevation requirement shall become effective, the developer shall execute and deliver to the City a release of all claims arising out of or resulting from the waiver of the lowest floor elevation requirement. Such waiver shall be in a form acceptable to the City Attorney and shall be recorded in the Public Records of Pinellas County, Florida.

(Ord. No. 2445, 9-25-1997; Ord. No. 2593, 5-13-1999; Ord. No. 3949, § 1, 6-25-2015)

#### Sec. 18-912. - STREET ADDRESS NUMBERS.

Street address numbers shall be assigned by the Building Development Division. The following provisions relating to street address number shall apply to all new and existing structures: (Ord. No. 2445, 9-25-1997)

- (A) All buildings shall be permanently marked in a clear and legible manner in such location(s) as may be designated by the Building Development Division. (Ord. No. 2445, 9-25-1997)
- (B) Buildings less than fifty (50) feet from the defined edge of a street shall have numbers at a minimum size of three (3) inches in height. (Ord. No. 2445, 9-25-1997)
- (C) Buildings fifty (50) feet or more from the defined edge of a street shall have numbers at a minimum size of five (5) inches in height. (Ord. No. 2445, 9-25-1997)
- (D) The required numbering shall be of a color which clearly contrasts with that of the building, and shall be placed so that the same shall be clearly seen from the street to which the address has been assigned. (Ord. No. 2445, 9-25-1997)
- (E) All numbering hereby required shall be maintained in good repair. (Ord. No. 2445, 9-25-1997)

#### Sec. 18-913. - RESERVED.

#### Sec. 18-914. - BUILDING MOVING.

It shall be unlawful for any person to move, or cause to be moved, over or upon any public street or right-of-way, any building until a permit for same has been approved and issued by the City, pursuant to the requirements of this Code; provided, however, that any structure, the width of which is eight (8) feet or less, and the total length of which is thirty-five (35) feet or less, travel trailers, mobile homes and other similar improved manufactured structures which meet the applicable requirements of the State of Florida shall not be subject to the provisions of this Section. (Ord. No. 2445, 9-25-1997)

- (A) PERMIT APPLICATION. Permit applications shall be made to the Building Development Division on forms provided by the City, and shall contain the following information: (Ord. No. 2445, 9-25-1997)
1. All information requested on application, copies of the building records, and photographs of the structure to be moved. (Ord. No. 2445, 9-25-1997)
  2. Documentation establishing that applicable City insurance requirements have been met. (Ord. No. 2445, 9-25-1997)
  3. Documentation establishing that the proposed building moving will not cause damage to public streets or other public/private property including trees. The route over which the building will move through the City shall be included. The City of Pinellas Park Police Department shall approve the route, time of day, and the date of the building moving. (Ord. No. 2445, 9-25-1997)
  4. Documentation showing that a building being moved into the City of Pinellas Park or moving from one location to another in the City of Pinellas Park meets all adopted State and Local Codes. (Ord. No. 2445, 9-25-1997)
  5. Copies of all approvals from other required agencies such as D.O.T., Florida Highway Patrol, etc. (Ord. No. 2445, 9-25-1997)
  6. An application fee of Fifty Dollars (\$50.00) shall be submitted with each such application. (Ord. No. 2445, 9-25-1997)
- (B) ISSUANCE OF PERMIT. If the permit application, together with the supporting materials, show that all applicable City insurance requirements have been met, that the proposed building moving will not cause damage to the public streets or other public/private property, that all approvals from other required agencies have been obtained, and that (in the case of a building moving into the City of Pinellas Park or moving from one (1) location to another in the City of Pinellas Park) the building being moved will meet all adopted State and local Codes, then a Building Moving Permit shall be issued. Otherwise, the Building Moving Permit shall be denied. (Ord. No. 2445, 9-25-1997)
- (C) ADDITIONAL REQUIREMENTS. The Building Development Division may impose such additional conditions upon the Building Moving Permit application approval as may be reasonably necessary to properly protect the public health, safety and welfare. A violation of any such additional conditions shall constitute a violation of a Building Moving Permit. (Ord. No. 2445, 9-25-1997)

Sec. 18-915. - DESIGNATION OF DANGEROUS STRUCTURES AND LEGAL PROCEDURE FOR CONDEMNATION.

- (A) DANGEROUS STRUCTURES. Any building, structure, dwelling, or dwelling unit found to have any of the following defects shall be deemed to be a Dangerous Structure and shall be condemned as unfit for human habitation and declared to be a nuisance and shall be so designated and posted by the Building Development Division: (Ord. No. 2445, 9-25-1997)
1. One which is unsafe, unsanitary, or unfit for human habitation. (Ord. No. 2445, 9-25-1997)
  2. One which is so damaged, decayed, dilapidated, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or of the public. (Ord. No. 2445, 9-25-1997)
  3. One which lacks illumination, ventilation, or sanitation facilities adequate to protect the health or safety of the occupants or of the public. (Ord. No. 2445, 9-25-1997)
  4. One which constitutes a fire hazard, or does not provide adequate egress that it creates a serious hazard to the health or safety of the occupants or of the public. (Ord. No. 2445, 9-25-1997)

5. One which is otherwise dangerous to human life or which in relation to existing use constitutes a hazard to safety by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, or other such inadequacies as determined by the Building Development Division. (Ord. No. 2445, 9-25-1997)
- (B) DECLARATION. Any such Dangerous Structure having one (1) or more of the above listed defects shall be declared illegal and shall be condemned as unfit for habitation. The Dangerous Structure shall be brought into compliance by either repair and rehabilitation or by demolition in accordance with the procedure described hereafter. (Ord. No. 2445, 9-25-1997)
- (C) FORM OF NOTICE. Whenever the Building Development Division has declared a structure as a Dangerous Structure, the Building Development Division shall give notice to the owner and occupant of such violation and the posting of the structure as unfit for human habitation. The form of notification shall be as follows:
1. Whenever the Building Development Division shall find a Dangerous Structure, it shall, in accordance with the hereinafter established procedure, give the owner(s) and occupant(s) written notice describing the defects therein.
  2. Said notice shall include a description of the real estate sufficient for identification.
  3. Said notice shall state the time the occupant(s), if any, of the Dangerous Structure must vacate the premises:
    - (a) If said Dangerous Structure must be vacated, the Building Development Division shall give the occupant(s) a reasonable time to vacate said premises. The time so given shall be based upon the condition of the structure as well as the nature and extent of the existing violation(s), and shall not in any event exceed thirty (30) days after the Dangerous Structure has been posted as unfit for human habitation.
    - (b) When, in the opinion of the Building Development Division Director based upon the condition of the Dangerous Structure, as well as the nature and extent of the existing violation(s), the Dangerous Structure constitutes an imminent danger to human life or health, the occupant(s) shall immediately vacate the Dangerous Structure.
    - (c) Any Dangerous Structure so vacated shall not be reoccupied until such time as the specific repairs and improvements have been completed, inspected, and approved by the City and any other governmental agencies having jurisdiction.
  4. Said notice shall further state that, if repairs, reconstruction, alterations, removal, or demolitions are not voluntarily completed within the stated time as set forth in the notice, the Building Development Division shall request City Council to approve appropriate legal proceedings to compel demolition of the Dangerous Structure by Court Order. In the event that the Building Development Division Director shall determine that, based upon the condition of the structure and the nature and extent of the existing violation(s), the Dangerous Structure constitutes an imminent danger to human life or health, then the Dangerous Structure shall immediately be made safe or demolished or removed. For this purpose, the Building Development Division Director may at once enter such a Dangerous Structure, with such assistance and at such cost as he may deem necessary. The adjacent structures may be vacated to protect the occupant(s) or public, and such may be protected by appropriate fencing or such other means as may be necessary, and for this purpose may close a public or private way. All costs incurred shall be charged to the owner and, if unpaid, shall become a lien on the property and a hold placed on the utilities account for such property, and utility service to such property shall not be reconnected until such time as such costs are paid and satisfied in full.
  5. The Building Development Division shall post at each entrance of such Dangerous Structure a notice that the same is Unfit for Human Habitation, and it shall be unlawful for any person, or entity to remove such notice without the written permission of the Building Development Division, or for any person to enter the Dangerous Structure, except for the purpose of making the approved, required repairs or for approved demolition of same.

(Ord. No. 2445, 9-25-1997; Ord. No. 3650, § 1, 11-13-2008)

- (D) SERVICE OF NOTICE. Service of Unfit for Human Habitation Notice shall be as follows: (Ord. No. 2445, 9-25-1997)
1. By delivery to the owner or occupant or by leaving the notice at usual place of abode of the owner with a person of suitable age and discretion; (Ord. No. 2445, 9-25-1997)
  2. By depositing the notice in the United States Post Office addressed to the owner at their last known address; or (Ord. No. 2445, 9-25-1997)
  3. By posting and keeping posted for twenty-four (24) hours the Unfit for Human Habitation Notice on the Dangerous Structure in a conspicuous place. (Ord. No. 2445, 9-25-1997)
- (E) CONDEMNATION PROCEDURE. Whenever any Dangerous Structure is not repaired, rehabilitated, or demolished and removed within the time limit specified in the Unfit for Human Habitation Notice, the Building Development Division Director shall ask City Council to direct the City Attorney to file appropriate legal proceedings to ask for a Court Order to demolish said Dangerous Structure. Charges or costs incurred above shall be charged to the owner and, if unpaid, shall become a lien on the property and a hold placed on the utilities account for such property, and utility service to such property shall not be reconnected until such time as such costs are paid and satisfied in full. (Ord. No. 2445, 9-25-1997; Ord. No. 3650, § 2, 11-13-2008)
- (F) APPEALS. The owner, occupant, or agent in control shall have the right, except in cases of an emergency, to appeal from the decision of the Building Development Division Director to City Council. In reaching a decision on an appeal, City Council shall determine whether the decision of the Building Development Division Director is in accordance with the requirements of this Article. A request of an appeal can only be made before City Council gives the approval of appropriate legal proceedings to demolish the Dangerous Structure. (Ord. No. 2445, 9-25-1997)

Sec. 18-916. - PENALTY FOR VIOLATIONS.

Any person or entity violating any of the provisions of this Article shall upon conviction by a court of competent jurisdiction be punished by a fine not to exceed Five Hundred Dollars (\$500.00) and/or sixty (60) days in jail for each offense, and each day that such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder. (Ord. No. 2445, 9-25-1997)

Sec. 18-917. - SEVERABILITY.

It is declared to be the intent of the Council of the City of Pinellas Park that if any Section, Subsection, sentence, clause, phrase, or provision of this Article is held invalid or unconstitutional, such invalidation or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Article. (Ord. No. 2445, 9-25-1997)

**EXHIBIT A**

The following list indicates when a permit is required:

**INTERIOR OF STRUCTURES**

Appliance—Replace or install gas appliance.

Bathrooms—Remodeling or new if the value is greater than \$500.00.

Ceramic tile—Tub or shower area if the value is greater than \$500.00.

Door—Size of rough opening altered.

Drywall—If repair is over thirty-two (32) square feet.



Railings—Repair, replace or new if the value is greater than \$500.00.

Remodeling—If the value is greater than \$500.00.

Stairs—Repair, replace or new if the value is greater than \$500.00.

Walls—Removal, extension of existing or new walls if the value is greater than \$500.00.

## EXTERIOR OF STRUCTURES

All new construction if the value is greater than \$500.00.

Addition—Increase of floor area.

Antenna/satellite dish—See Section 18-1507.

Awnings—Commercial if the value is greater than \$500.00.

Bearing post—Replace or new.

Carports—Repair, replace, new or close-in for additional habitable or storage space.

Covered patio—Repair, replace, new or close-in for additional habitable or storage space.

Door—Size of rough opening altered.

Fireplace—Repair, replace or new if the value is greater than \$500.00.

Garage—Close in for additional habitable or storage space.

Hurricane shutters—More than two-story structure.

Railings—Repair, replace or new if the value is greater than \$500.00.

Remodeling—If the value is greater than \$500.00.

Roof—New and reroof.

Roof—Repair existing roof if the value is greater than \$500.00.

Screen room—Repair, replace or new, repair does not include screen replacement.

Screen walls—Install vinyl or glass in existing screen walls.

Shed—Repair, replace or new if value is greater than \$500.00.

Siding—New or replace over one hundred (100) square feet.

Stairs—Repair, replace or new if value is greater than \$500.00.

Walls—Removal, replace or new if value is greater than \$500.00.

Window—Remove and fill in opening.

Window—Repair, replace or new if the value of work is greater than \$500.00.

## PLUMBING AND WATER SUPPLY

Appliance—New location of sewer or water lines.

Dishwasher—New location of sewer or water lines.

Faucets—Shower or tub replacement or new.

Fire systems—Repair, replace or new.

Hose bib—New location of water line.

Plumbing—Install new or remodeling including water, sewer and gas lines.

Sewer line—Repair, replace or new.

Shower pan—Repair, replace or new.

Sink—New location of sewer or water lines.

Spas—Install (not portable).

Tub—Replace or new.

Washing machine—New location of sewer or water lines.

Water filtration systems—Replace or new.

Water heater—Replace or new.

Water lines—Repair, replace or new.

Water softener—Replace or new.

Water closet—New location of sewer or water lines.

#### HEATING, VENTILATING AND AIR CONDITIONING

A/C/Heating—Install system.

A/C/Heating—Install wall unit by cutting out or removing part of wall (not replacement).

A/C/Heating—Replace condenser, air handler, or heating elements.

Duct—Alteration, replacement or new if value of work is greater than \$500.00.

Equipment hoods—Repair, replace or new if value of work is greater than \$500.00.

Heating unit—Repair or new if value of work is greater than \$500.00.

Hot water heater exchanger unit—Repair or new if value of work is greater than \$500.00.

Ventilation—Repair, replace or new ducted and with electric hook-up.

#### ELECTRICAL

Appliances/equipment—New location where electric must be extended.

A/C Heat—Wiring repair, replace or new.

Ceiling fan—New location (not replacement) where electric must be extended.

Electric system—Repair, replace or new (any part of system, except replacement of fuses or breakers).

Electric service—Work on existing service or panel (including upgrade, except replacement of fuses or breakers).

Light fixture—New location where electric must be extended.

Low-voltage wiring—Alarms, new construction and existing (direct wire only).

Outdoor lighting—New location where electric must be extended (not low-voltage).

#### SITE/LANDSCAPING

Concrete patio—Repair, replace or new if value of work is greater than \$500.00 (check zoning regulations).

Concrete sidewalk/steps—Repair, replace, or new if value of work is greater than \$500.00 (check zoning regulations).

Drainage—Any change to existing flow of stormwater.

Driveway—New, add to existing, or replacement if value of work is greater than \$500.00.

Fence—New.

Fence—Repair or replace more than twenty-five (25) feet of existing.

Filling in of lot—More than five (5) cubic yards of fill.

Flag poles—Commercial.

Grubbing/digging—Removal of Florida native vegetation.

Landscaping—Upgrading in the Community Redevelopment Area.

Parking lots—Repair, replace, new, add to existing or re-striping if value of work is greater than \$500.00.

Pool—Replace deck, or new equipment if value of work is greater than \$500.00 (not relocating of deck).

Pool/spa—Enclosure repair, replace or new if value of work is greater than \$500.00.

Pool/spa—Replace or new in-ground or aboveground pool/spa.

Tents—Commercial use.

Tree—Removal or relocation of protected species.

Wood deck/steps/balconies—Repair, replace or new if value of the work is greater than \$500.00.

(Ord. No. 2445, 9-25-1997; Ord. No. 4029, § 1, 7-27-2017)

#### **EXHIBIT B**

The following list indicates when a permit is not required:

#### INTERIOR OF STRUCTURES

Appliance—Replacement other than gas.

Cabinets kitchen/bath—Repair, replace or new.

Door—Replace assembly, including jambs.

Flooring—Carpet, vinyl, wood, or ceramic tile.

Painting—Interior.

Walls—Portable or temporary without electric or plumbing.

## EXTERIOR OF STRUCTURES

Awnings—Residential.

Burglar bars—Replace or new.

Door—Replace assembly, including jambs.

Garage doors—Replacement.

Gutters.

Hurricane shutters—One-/two-story structure and no electric.

Painting—Exterior.

Roof—Repair if value of work is less than \$500.00.

Screen room—Replace screening only.

Siding—Repair small area less than one hundred (100) square feet.

Soffit or fascia—Not including structural repairs.

Stucco.

Window glass—Replacement.

Window—Repair or replace, if value of work is less than \$500.00.

## PLUMBING AND WATER SUPPLIES

Faucet—Reinstall sink faucet in same location (does not include tub or shower faucet).

Hose bib—Replace.

Ice maker line—Replace or new.

Sink—Reinstall in same location.

Water closet—Reinstall in same location.

Water heater—Repair, no replacing of pipes.

Wells—(SWFWMD permit may be required).

## HEATING, VENTILATING AND AIR CONDITIONING

Heating—Install window unit in existing opening.

Heating—Repair, if value of work is less than \$500.00.

#### ELECTRICAL

Alarms—Low-voltage phone lines, computer lines, plug-in alarm systems, and lighting.

Ceiling fan—Replacement of existing.

Light fixture—Replacement of existing.

Outlet or switch—Replacement of existing.

#### SITE/LANDSCAPING

Arbors/trellises—New or replacements, but not allowed in building setbacks.

Driveway—Recoat/seal asphalt.

Fence—Repair or replace permitted fence less than twenty-five (25) feet.

Filling in of lot—Less than five (5) cubic yards of fill with no change in existing drainage.

Flag poles—Residential.

Grubbing/digging—Removal of nuisance exotic vegetation (Building Development inspection required).

Landscaping—Residential.

Laundry poles.

Parking lots—Recoat/seal and re-striping same as originally approved.

Playground equipment—Kids' play structures such as swings, playhouses or basketball hoops.

Pool or spa equipment—Repair if value of work is less than \$500.00.

Spa—Portable with approved electric and fencing.

Sprinklers—Install landscaping sprinklers (cannot hook into public water supply; must have own well or reclaimed water).

Tents—Residential.

Tree—Removal or relocation of nonprotected species.

Construction not specifically identified, shall be compared to the compatible type for permitting information.

(Ord. No. 4029, § 1, 7-27-2017)