



City of Venice

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Building Permit Requirement Guidelines

What requires a building permit?

Florida Building Code 2014 – Building, Section 105.1 Required. Any owner or authorized agent who intends 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 impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Some Examples of when a Permit **IS** required:

1. Any construction which alters the size or occupancy of a building.
2. Construction, alteration, or replacement of any exterior walls.
3. Enclosing existing carports, porches and screen rooms for any purpose.
4. Construction of any raised deck, attached or detached, with or without a roof.
5. Replacement of columns, beams, joists, rafters, or any other structural component.
6. Replacement of wall, floor, or roof sheathing exceeding 32 sq.ft..
7. Repair and replacement of interior or exterior stairs and/or guardrails.
8. Electrical, plumbing, or air-conditioning when altering, adding to, or deleting from the system.
9. Interior remodels, load bearing and non load bearing walls, alterations or replacements.
10. Replacement of windows, doors, garage doors or skylights in existing or altered wall openings.
11. Hurricane shutters, awnings, and tents (w/electrical permit for power operated units).
12. Roofing, replacement of any roofing component (more than 1 square).
13. Replacement of Fascia, soffit and siding.
14. Masonry or engineered Styrofoam privacy walls or fences with any masonry components.
15. Dock, Boat-lift, Seawall, or Bulkhead installation or repair.
16. Fire repairs of any type or scope.
17. Storage or utility sheds (all types, materials, and sizes).
18. Motorized or electric gates.
19. Water heaters.
20. Tiki huts.

Florida Building Code 2014 – Building, Section 105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code.

Permits shall **NOT** be required for the following:

1. Portable heating, ventilation or cooling appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

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3. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
4. Portable evaporative cooler.
5. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
6. The installation, replacement, removal or metering of any load management control device.
7. The stopping of leaks in drains, water, soil, waste or vent pipe (*except for DWV lining*) provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
8. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
9. Painting.
10. Re-screening.
11. Re-stucco.
12. Wall paper and other wall coverings (*Except for Assembly, Day Care, and Institutional Occupancies*).
13. Floor and wall tile.
14. Carpeting.
15. Replacing kitchen cabinets (*Unless changes to the wall or counter configuration on which electrical and/or plumbing are within the scope of work*).
16. Decks and patios directly on grade and without footings.
17. Small, incidental roof leak repairs (*Less than 1 Square*).

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 first be approved by a plans change submitted to the building department for review and approval.

The following construction related work **CAN** be performed in the City of Venice without holding a contractor's license:

- Wall paper and other wall coverings (*Except for Assembly, Day Care, and Institutional Occupancies*).
- Floor and wall tile, rugs, carpeting or wood floor installation
- Painting (Except when advertised as water proofing)
- Re-stucco
- Replacing kitchen cabinets or countertops only (*Except when there is a re-configuration of space*)
- Decks or patios on grade without footers (Non Buildable Slab)
- Safety grab bars in bathrooms
- Re-screening

If you want to perform construction work that is not listed above, this does not mean that a permit or contractor license is not required. This is only an overview of the most commonly known types of construction work performed within the City. If you want to perform construction work that is not listed above, and you are not sure if a permit or a contractor's license is required, contact the Building Department at 941-486-2626.