



**INDIAN RIVER COUNTY/CITY OF VERO BEACH  
BUILDING DIVISION**

1801 27<sup>th</sup> Street, Vero Beach, FL 32960 772 266-1260

**June 2014**

**PERMIT EXEMPTIONS**

Please note that the exemptions listed in this section are from Florida Building Code FBC requirements only. Other State and County regulatory departments and agencies may require approvals and/or permits.

- I. Buildings and Structures**
- II. Items Not Regulated by the Florida Building Code**
- III. Minor Repairs - Residential and Commercial Properties**
- IV. Satellite Antennas**
- VI. Low Voltage Systems**

**I. Buildings and Structures**

**A.** Under section 102.2 of the Florida Building Code and Florida Statutes 553.73(9), the following buildings, structures and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:

- a)** Buildings and structures specifically regulated and preempted by the federal government.
- b)** Railroads and ancillary facilities associated with the railroad.
- c)** Nonresidential farm buildings on farms (AG Verification of Exemption package).
- d)** Temporary buildings or sheds used exclusively for construction purposes (Requires Community Development approval).
- e)** Mobile homes or modular structures used as temporary offices, except that the provisions of Part II relating to accessibility by persons with disabilities shall apply to such mobile homes. Permits shall be required for structural support and tie down, electrical supply and all other such utility connections to such mobile or modular structures as required by this jurisdiction. (Requires Community Development approval)
- f)** Those structures or facilities of electric utilities, as defined in Section 366.02, Florida Statutes, which are directly involved in the generation, transmission, or distribution of electricity.
- g)** Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- h)** Chickees constructed by the Miccosukee Tribe of Indians or the Seminole Tribe of Florida. As used in this paragraph the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features (Requires Community Development approval).
- i)** Family mausoleums not exceeding 250 square feet (23.23 square meters) in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
- j)** Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

**B. Indian River County Building Department does not have enforcement responsibility for:**

- a) Indian River County School Board facilities and State Universities on State owned property.
- b) Toll collection facilities under the jurisdiction of the turnpike enterprise of the Florida Department of Transportation. Requirements of the Florida Building Code will be enforced exclusively by the turnpike enterprise.
- c) Buildings and structures on private property preempted by State Statute.  
Poles, masts and towers for supporting antenna used in the operation of amateur radio stations licensed by the FCC provided that:
  1. when they are attached to a supporting structure, the pole, mast or tower is 20 feet (6.10 meters) or less above the roof of the supporting structure to which it is attached; or,
  2. when they stand on natural ground, the pole, mast or tower is 35 feet (10.67 meters) or less in height.

**C. Under Section 105.2 of the Florida Building Code, 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 or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:**

**Building:**

- 1) Oil derricks.
- 2) Non- structural retaining walls that are not over 4 feet (1219 mm) in height measured from grade to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
- 3) Painting, papering, tiling, carpeting, and similar finish work.
- 4) Temporary motion picture, television and theater stage sets and scenery.
- 5) Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.
- 6) Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- 7) Swings and other playground equipment accessory to detached one and two family dwellings.

**Electrical:**

- 1) Repairs and maintenance: Minor repair work, including the replacement of lamps or connection of approved portable electrical equipment to approved permanently installed receptacles.
- 2) Radio and television transmitting stations: The provisions of this code shall not apply to electronic equipment used for radio and television transmission, but do apply to equipment and wiring for power supply and the installation of towers and antennas.
- 3) Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

**Gas:**

- 1) Portable heating appliances.
- 2) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**Mechanical:**

- 1) Portable heating appliance.
- 2) Portable ventilation equipment.
- 3) Portable cooling unit.
- 4) Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- 5) Replacement of any part which does not alter its approval or make it unsafe.
- 6) Portable evaporative cooler.
- 7) Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
- 8) The installation, replacement, removal or metering of any load management control device.

## **Plumbing:**

- 1) The stopping of leaks in drains, water, soil, waste or vent pipes 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.
- 2) 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.

## **II. Items Not Regulated by the Florida Building Code**

The following construction improvements are not regulated under the Florida Building Code.

Therefore, a building permit is not required. However, other regulating agencies may require a permit or approval.

- a) Surfacing of floors or slabs with carpet, tile, brick, wood or chattahoochee.
- b) Playground equipment (swings, slides, monkey bars, basketball hoops, doghouses and pump covers) for residential use. Any electrical service to such playground equipment requires a permit and compliance with the Florida Building Code.
- c) Decorative reflective pools and/or fishponds less than 24 inches (610 mm) deep or less than 250 sq. ft. (23.23 square meters) in area and less than 2,250 gallons (8517 L) in volume.
- d) Ironwork for decorative purposes only (security bars and doors and railings require a permit).
- e) Interior or exterior painting and roof painting (water tight coatings require a permit).
- f) Decorative or ornamental type shutters not including shutters for wind-borne debris protection.

## **III. Exemptions for Minor Repairs on Residential and Commercial Properties**

**Repair** - The patching, restoration and/or minor replacement of materials, elements, components, equipment and/or fixtures for the purpose of maintaining such materials, elements, components, equipment and/or fixtures in good or sound condition.

**Repair** - **Does not** include addition, alteration, relocation or reconfiguration.

**FBC 105.2.2 Minor Repairs.** Ordinary minor repairs or installation of replacement parts may be made with the prior approval of the building official without a permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required *means of egress*, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include *addition to*, *alteration* of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

The Building Official has approved the following items to be considered minor repairs as authorized under Section 105.2.2 “Minor Repairs” of the Florida Building Code:

## **Building:**

- 1) Repair work performed by licensed building contractors that is not structural in nature and does not change the occupancy, does not affect life safety and the value of the repair work does not exceed \$1,000.00 in labor and materials.

- 2) The application, construction or repair of any roof covering of any existing building or structure not exceeding \$500.00 in value of materials and labor or work not exceeding a total of (1) one roofing square (100 sqft or 10x10), in any (12) twelve month period.
- 3) Kitchen cabinets, vanities or paneling installation inside residential Group R-3 occupancy (replacement like for like no reconfiguration). Any associated plumbing and electrical changes will require a building permit.

**Electrical:**

1) Repair work performed by licensed electrical contractors that does not exceed \$500.00 in value of materials and labor.

The following work is also exempt from permit requirements regardless of the value of materials and labor:

- 2) Repair or replacement of electrical wall switches and wall outlet devices (receptacles) 15 - 20 amps and 120 volts or less (does not include electrical panels, disconnects or other electrical equipment).
- 3) Repair or replacement of the following low voltage devices:
  - a) Telephone
  - b) Television
  - c) Data Cable
  - d) Central Vacuum
  - e) Burglar Alarm
  - f) Intercom System
- 4) Repair or replacement of electric wiring to pumps not exceeding 2 h.p.
- 5) Repair or replacement of time clocks.
- 6) Installation of security/burglar low-voltage alarm systems for existing commercial and new or existing 1 & 2 Family residential structures.

**Plumbing:**

1) Repair work performed by licensed plumbing contractors that does not exceed \$500.00 in value of materials and labor.

The following work is also exempt from permit requirements regardless of the value of materials and labor:

- 2) Repair or replacement of gas appliances, other than water heater or HVAC equipment by licensed plumbing contractors.
- 3) Repair of solar panels by licensed plumbing contractors.
- 4) Repair irrigation system.
- 5) Repair domestic water service/lines.
- 6) Repair to building sewer line, excluding repair or replacement of interceptors/separators, by licensed plumbing contractors.
- 7) Repair or replacement of faucets.
- 8) Repair or replacement of water closet/bidet/urinal fixtures only.
- 9) Repair or replacement of sink/lavatory/drinking fountain fixtures only.
- 10) Repair or replacement of residential disposal.
- 11) Repair or replacement of residential dishwasher.

**Mechanical:**

1) Repair work performed by licensed mechanical contractors that does not exceed \$500.00 in value of materials and labor.

The following work is also exempt from permit requirements regardless of the value of materials and labor:

- 2) Repair of air conditioning duct.
- 3) Repair or replacement of coil, compressor or refrigerant piping by licensed mechanical contractor.
- 4) Repair or replacement of non-combustion heating by licensed mechanical contractors.

5) Repair ventilation fans.

#### **IV. Satellite Antennas**

Pursuant to federal law, section 207 of the Telecommunications Act of 1996, the Federal Communications Commission (FCC) adopted the Over-the-Air Reception Devices (OTARD) rule. A permit is not required for the installation or repair of satellite antennas that are one meter (approximately 3.25 feet) or less in diameter which are located on commercial, industrial or residential properties. Masts higher than 12 feet (3.65 meters) above the roofline may be subject to local permitting requirements for safety purposes. Any incidental electrical work is exempt from permit requirements as well.

#### **VI. Low Voltage Systems**

##### **A. Telecommunication Companies and Cable and Video Services**

Florida Statute 489.503(14) "Exemptions" indicates "This part does not apply to:" The sale of, installation of, repair of, alteration of, addition to, or design of electrical wiring, fixtures, appliances, thermostats, apparatus, raceways, computers, customer premises equipment, customer premises wiring, and conduit, or any part thereof, by an employee, contractor, subcontractor, or affiliate of a company operating under a certificate issued under chapter 364 (Telecommunications Companies), or chapter 610 (Cable and Video Services), or under a local franchise or right-of-way agreement, if when those items are for the purpose of transmitting data, voice, video, or other communications, or commands as part of a cable television, community antenna television, or radio distribution, communications, or telecommunications system. An employee, subcontractor, contractor, or affiliate of a company that operates under a certificate issued under chapter 364 or chapter 610, or under a local franchise or right-of-way agreement, is not subject to any local ordinance that requires a permit for work related to low-voltage electrical work, including related technical codes, regulations, and licensure. The scope of this exemption is limited to electrical circuits and equipment governed by the applicable provisions of Articles 725 (Classes 2 and 3 circuits only), 770, 800, 810, and 820 of the National Electrical Code, current edition, or 47 C.F.R. part 68, and employees, contractors, and subcontractors of companies, and affiliates thereof, operating under a certificate issued under chapter 364 or chapter 610 or under a local franchise or right-of-way agreement. This subsection does not relieve any person from licensure as an alarm system contractor.

The Florida Public Service Commission regulates Florida Statute 364 Telecommunications Companies and the Department of State regulates Florida Statute 610 Cable and Video Services.

##### **B. Low-Voltage Security/Burglar Alarm Systems**

See section III Electrical: item 6) above for exemption.