



TOWN OF HIGHLAND BEACH
3614 South Ocean Blvd., Highland Beach, FL 33487

Do you need a Building Permit?

Florida Building Code, Chapter 1, Administration

FBC 105 Permit application

FBC 105.1: When required, any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building or structure, or any outside area being used as part of the building's designated occupancy (single or mixed) 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.

The following specific items are included with the above and require a permit:

- Any changes to exterior doors or windows;
- Any changes to interior entrance doors that lead from common areas to a dwelling unit and/or a storage area or mechanical closet;
- Any changes to party and/or fire walls;
- Any changes to fire sprinkler systems;
- Installation of ceramic tile, marble, or terrazzo;
- Replacing or reconfiguration of kitchen and/or vanity cabinets and countertops (excluding one and two family dwellings);
- Changes to and/or replacement of plumbing or electrical fixtures.

Per Exemptions provided in FBC 105.2, permits are ***not required*** to:

- Paint, wallpaper, wood flooring, decorative moldings and similar finish work;
- Reface (not replace or reconfigure) kitchen and/or vanity cabinets, replace appliances such as, refrigerator, stove, washing machine and dryer in existing location without plumbing and/or electrical alteration.

If any of these non-permit items affect fire sprinklers and/or fire alarms, they will require a permit to insure that life safety systems are not compromised.

Contractors:

Contractors are required to have a Certificate of Competency (License) for the type of work they are performing. The Town registers contractors. Ask to see both the contractors Highland Beach Registration form and their Certificate of Competency.

Owner/Builder

Chapter 489 Florida Statutes prohibits Owner/Builder permits in multi-family buildings.

C:\¥100¥ Building Dept. Operations Manual¥ Permit
Required.doc 3/4/02 Revised: 03/26/2019