



EMERGENCY PERMITS / REPAIR PERMITS / PERMIT EXCEPTIONS

Emergency Repairs, Section 105.2.1, FBC

In emergency situations, equipment replacement and repairs can be executed without a permit, however, the permit application shall be submitted on the next working day to the building official.

Section 105, Chapter 1 of the 2014 Florida Building Code (FBC) 5th Edition

states that any owner or authorized representative 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 required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Starting work before being issued a permit, Section 105.12, FBC

Only upon the approval of the building official, the scope of work described in the building permit application and plans may be started prior to the issuance of a permit. Provided that any work completed is entirely at the risk of the permit applicant and the work does not proceed past the first required inspection.

Work commencing before permit issuance, Section 109.4, FBC: Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a fee established by the building official that shall be addition to the required permit fees.