



THE CITY OF KEY WEST

Building Department

P.O.Box 1409, Key West, FL 33040

When is a project exempt from a permit?

Applicable city code:

Sec. 14-35. Amendments to building code

(3) Repairs or remodeling to building:

(a) **Less than \$500.00 estimated cost, no permit required.** (estimated cost must include labor and materials. Labor estimate not less than \$20 per hour)

Applicable state law: (Florida Building code)

Sec. 105. Permit required

105.2.2. Minor repairs. **Ordinary minor repairs may be made with the 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; additionally, ordinary minor repairs shall not 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 systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

Stand-alone electrical work (less than \$500 labor and materials) that may be done without a permit includes changing out ceiling fans, light fixtures, and receptacles. **ANY NEW CIRCUITS OR WIRING WILL REQUIRE A PERMIT.**

Stand-alone plumbing work (less than \$500 labor and materials) that may be done without a permit includes changing out fixtures such as a sink, toilet, or faucet.

Roofing work (less than \$500 labor and materials) includes repair of roof covering and underlayment.

Notes: Painting, both exterior and interior, residential and commercial, does not require a permit.

Tile repair or installation does not require a permit, both residential and commercial.

Floor covering, including carpet, laminate, and wood, does not require a permit for residential or commercial installation.

Adhering mirrors or other coverings to interior walls does not need a permit.

Work that falls under the threshold for permitting may be performed only by the homeowner or licensed contractor. Unlicensed workers, including "handyman" are not permitted to conduct any type of work to a residential or commercial structure.

John P. Wood
Building Official

5-14-12
Date