



WHEN IS A PERMIT REQUIRED?

Section 104 of the Palm Beach County Amendments to the Florida Building Code requires permits for most construction-related work. Various improvements of real property may not require a Building Permit or Zoning review. Some may require only a Zoning review, but are exempt from inspection and Building Code review. These improvements are termed Type 1- Site Plan Review Permits. The work exempted must still be constructed in accordance with minimum code standards. Other improvements for certain structures on actively functioning farms, are subject to agricultural exemption from Building Code enforcement by Florida Statute.

The following three tables augment Section 104 and help clarify the Building Division's current permit requirements for specific types of improvements.

ITEMS NOT REQUIRING A PERMIT

A/C – Replace window unit, electrical outlet existing.	Painting
A/C/Heating – Repair	Pavers, sand set (1 & 2 Family Dwelling), not part of a pool/spa deck, and not a driveway/turnout.
Ceiling Fan – Replacement using existing outlet box and wiring	Playground equipment - Residential Only
Ceramic Tile – Replace on Floor and Wall (Non- Fire Rated)	Pool/spa – Less than 24 inches deep
Dishwasher – replacement within a dwelling unit	Roof – Repair existing roof covering less than \$1000.00
Door – (1 & 2 Family Dwelling) Excluding garage door, 1 exterior door in a 12-month period of time.	Satellite Dish Antennas – Residential 1 meter or less in diameter. Commercial 2 meters or less in diameter.
Door – Replace any interior residential door within the individual unit.	Screen room – Replace screening to \$1000.00
Driveway – Recoat asphalt (1 & 2 Family Dwellings)	Siding – Repair under \$1000.00
Drywall – Repairs if value of work is under \$1,000 (Residential, Non-Fire Related)	Sink – Replace only
Faucet – Replace	Soffit or Fascia – Replace up to \$1000.00, not including structural members
Fence – Repair or replace permitted fence up to \$1000.00, except pool barrier.	Stucco – Repair stucco finish
Gutters and Leaders	Water Closet – Replace
Kitchen cabinet <u>replacement only</u> (1 & 2 Family Dwelling), with no change in configuration of electrical or plumbing	Water Heater – Repair
Light Fixture – Replace “like for like” in existing outlet	Window – (1 & 2 Family Dwelling) Replace 1 with same window type, in a 12-month period of time.
Outlet or switch – Replace existing	Window – Repair, if value of work is under \$1000.00
	Wood Deck – (1 & 2 Family Dwelling) Replacement of decking under \$1000.00

This table is a concise guide to Palm Beach County Building Division Policies and local Building Codes. In the event of a conflict between this document and a specific rule or regulation, the law shall control. **All work must meet**

current code standards.

AGRICULTURAL EXEMPTIONS

Non-Residential Buildings on Farms – Zoning Approval Required Refer to PZB-PPM [MD-RI-002](#)

Site Plan Review Permits

- Court Surfaces – (1 & 2 Family Dwellings)
- Driveway/Parking/Surfacing/Repaving (1 & 2 Family Dwelling) No expansion of paved area, or in R.O.W.
- Fence – (1 & 2 Family Dwelling), except zero lot line, safe site corners and pool barrier
- Flag Poles – (Less than 20 feet high)
- Painted Walls Signs
- Slab – (1 & 2 Family Dwelling) – Not for Future Structure
- Planters – under 3 feet in height
- Accessory Enclosure – Max. 6'x6'x8'H for Single Family Dwelling Only

This table is a concise guide to Palm Beach County Building Division Policies and local Building Codes. In the event of a conflict between this document and a specific rule of regulation, the law shall control. **All work must meet current code standards.**