

When is a building permit NOT required?

Any owner or owners authorized agent 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 impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Permit Exemptions

Although a building permit is required for most construction-related work, various improvements of real property may not require a building permit. The work exempted must still be constructed in accordance with the minimum code standards and comply with the [County's Land Development Code](#) requirements (setbacks). For questions regarding the County's Land Development Code please contact Planning and Development at 727-847-8140 or via email planning@mypasco.net.

Items that **do not** require a permit (permits are available if preferred):

- Sheds 150 sq. ft. or less, DBPR (State of Florida) approved, must have tie-downs installed & meet required setbacks. Does NOT apply to properties in Flood Hazard Areas.
- Roof Repairs (1.5 Squares or Less)
- Liquid Roof Coatings
- Fascia and Trim Replacement
- Non-Structural concrete flat-work, under 500 square feet (per parcel), NOT to be built on. Slabs intended for a future structure, require a permit and plans stamped and sealed by a Design Professional.
- Air conditioning repair of existing Mechanical equipment
- Carpet, wood flooring, and tile
- Private Residential Playground equipment (swings, monkey bars, slides, basketball hoops, and above ground trampolines)
- Drywall patching/repair for non-fire rated assembly 256 sq. ft. (8 boards) or less
- Garage door openers (existing electrical)
- Rain Gutters (Does NOT Include Structural Super Gutters)
- Interior doors, trim and hardware (existing openings, no modifications to the wall)
- Painting (exterior or interior)
- Residential pool resurfacing
- Pull-down stairs for attics (existing opening)
- Replacement of existing light fixtures, ceiling fans, receptacles, switches
- Residential Low Voltage such as cable TV, internet, or security.

- Replacement of existing faucets, sinks, or toilets
- Kitchen countertops (no electrical modifications)
- Glass replacement of existing window and door (glass only, no frame)
- Residential Fences (Unless the fence is supported by brick, block or concrete columns - then a permit is required. Must check with Development Code Review on setback requirements. View the [Fence Ordinance \(PDF\)](#))
- Re-screening of existing window screens or screen room structures
- Vertical Aluminum Screen Inserts attached to existing base, walls, and under existing trussed roof, that are non-structural and does not expand the existing footprint.
- Shower glass door repair or replacement.
- Non-Structural Residential Landscape elements such as a garden border.

This document was developed to provide educational information to the general public. It will assist with some of the common questions asked on a daily basis. The above information is for educational purposes only and does not include all scopes of work that require/does not require a permit.

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