

## **When is a building permit NOT required?**

**Florida Building Code-Building, 7<sup>th</sup> Edition, (2020), Section 105.1.** 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](mailto:planning@mypasco.net)

Items that **do not** require a permit:

- Sheds 150 sq. ft. or less (shed must have tie-downs installed & meet required setbacks)
- Aluminum fascia and trim
- Air conditioning repair
- Carpet, wood flooring, and tile
- Ceiling fan replacement (existing electrical)
- Playground equipment (swings, monkey bars, slides, basketball hoops, and above ground trampolines)
- Drywall patching/repair for non-fire rated assembly under 250 sq. ft.
- Garage door openers (existing electrical)
- Gazebo 150 sq. ft. or less (Gazebo must have tie-downs installed & meet required setbacks)
- Gutters
- Interior doors (existing openings, no modifications to the wall)
- Liquid roof coatings
- Painting (exterior or interior)
- Residential pool resurfacing
- Pull down stairs for attic (existing opening)
- Replacement of existing light fixture, receptacle, switch

- Replacement of existing faucets, sinks, or toilet
- Glass replacement of existing window and door (glass only no frame)
- Fence (Not usually. 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
- Shower glass door repair or replacement (existing door)
- Trellis (non-roofed and open for growing of vegetation)
- Kitchen countertops (no electrical modifications)

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. It is also not limited to or incorporate all requirements or details. For further explanation and additional information contact Pasco County Building Construction Services, at (727)847-8126. Building Construction Services Office is open Monday – Friday 8:00 am – 4:00 pm excluding holidays.