

# PERMIT SUBMITTAL REQUIREMENTS

## Residential Docks and Seawalls

### General Scope:

Docks and seawalls

### Examples of Types of Work:

### Documents Required

- Dock Permit Application
- Project Address or Legal Description
- Contractor Information to include Name, Address, and License number
- If the Homeowner is submitting the request:
  - Owner- Builder Disclosure Statement (requires notarization)
  - Subcontractor Verification Form: If work is being done by another contractor
- If the project is more than \$2,500
  - Notice Of Commencement (must be notarized and recorded with Clerk of Courts)
- Two (2) sets of Engineered plans (signed and sealed) (digital signature not acceptable)
  - Plans must be clear and concise, showing detail sufficient to review, construct and inspect, including materials, dimensions, attachment to the seawall, attachment of gangway to dock, number and size of fasteners, and spacing for joists and pilings, as well as design criteria such as wind speed and live load if applicable.
- Two (2) scaled site plans to include the following:
  - A. Scaled or accurately dimensioned existing site plan showing all dock/seawall/boat Ramps/ and boat lift layout(s), location on the parcel, including dimensions, and location on the property
  - B. Width of the lake, canal, or waterway
  - C. Aerial image showing any neighboring docks, boat lifts, or pilings.
  - D. Scaled or accurately dimensioned proposed site plan showing any and all dock/seawall and boat. Ramps/and boat lift layout(s), location on the parcel, including dimensions, and location on the property.
  - E. If the Property is at the end of the canal or other location where the side use lines converge, provide a riparian rights survey.
  - F. If the property is a Condominium unit, specify the boat slip number and identify the boat slip on the site plan.
  - G. If the property is a Condominium, provide a letter from the Homeowners Association giving authorization to complete the proposed work.
  - H. Identify any existing channel in the waterway on the site plan.
  - I. Drainage Plan

## Land Development Code (LDC)

Applicant must fill out the Dock and Seawall Permit Application

- Application for all the work being completed prior to final inspections
- Approved application for any extension.

## Wetlands I & II (Natural Resource)

Category I or II Wetlands

- Size of dock structure and vessel mooring area
- Length of any walkway.
- If combined size is over 1,000 square feet. a permit from F.D.E.P. is required for either Category I or II
- New Seawall in Wetland Category I is prohibited under section 805 of Natural Resources and is not consistent with the Comprehensive Plans. Repairs or rebuilding seawall may be acceptable.

## Special Conditions

- All parties working on the water would need to provide a copy of their workers' compensation coverage with a class code 6006F, Longshoreman insurance. Send the Longshoreman Insurance Certificate to [Contractorlicensing@pascocountyfl.net](mailto:Contractorlicensing@pascocountyfl.net) and use the subject line Longshoreman information and the license number, this will ensure your license will be updated promptly
- On docks with boat lifts, an ELECTRICAL permit will have to be applied for at the same time. Another option is to clearly state "NO ELECTRIC" on the application and plans and apply for the electric permit later.
- If "NO ELECTRIC" on the application and plans is observed, the inspector will note that no electric is installed, and an electrical permit would need to be obtained to run the lift.
- If Electric is observed, and "NO ELECTRIC" on the application and plans would clear the current contractor of any violations, and the owner will be issued a violation for any unpermitted electrical work

## Applicable Codes

- [Dock Ordinance](#)
- [Reminder of Ordinance Change](#)

2020 Florida Building Codes, 7th Edition

Building  
Residential  
Existing  
Energy Conservation  
Mechanical  
Plumbing

Accessibility  
Fuel Gas  
Test Protocols for High-Velocity Hurricane Zones  
NEC 2017 – National Electrical Code  
2020 Florida Fire Prevention Code, 7th Edition – comprised of NFPA 101, 2018 Edition and NFPA 1, 2018 Edition

## **Average Review Time for the month for this work type:**

## **Tutorials, Helpful Videos & Reference Links:**

**PascoGateway Training page:** <https://www.pascocountyfl.net/938/PascoGateway-Training>  
**Documents/Forms/Fees page:** <https://www.pascocountyfl.net/867/Documents-Forms-Fees-Codes>

[Florida Administrative Code](#)

[Florida Building Code](#)

[Florida Fire Prevention Code, 5th Edition](#)

[Florida State Statutes](#)

[Pasco County Codified Ordinances](#)

[Pasco County Comprehensive Plan](#)

[Pasco County Land Development Code](#)

**If you need assistance with a Commercial Permit , please contact [BCS Customer Service](#) or via phone (727) 847-8126 and our staff will be happy to assist you.**