

CITY OF MIAMI SPRINGS
BUILDING AND CODE COMPLIANCE
201 Westward Drive
Miami Springs, FL 33166
WHEN IS A PERMIT REQUIRED?*



In general any maintenance and repairs under \$500** can be done without a permit. However, there are exceptions as follows:

All Structural work must have a permit.

All Exterior Windows or Doors, new or replacement, must have a permit.

All Drywall work must have a permit.

All Stucco work must have a permit.

All Fascia must have a permit (Per Building Official, this is a new rule as it may affect structural, roof, drip, etc.).

All gutters must have a permit.

All Electric other than simple fixture change outs*** must have a permit.

All Plumbing other than simple repairs (leaks, etc.) must have a permit. All fixture additions or replacements must have a permit.

All Mechanical/Air Conditioning work must have a permit. This would include any replacement of condensing units or air handlers and any addition of duct. For other maintenance such as cleaning coils or ducts, the \$500 rule would apply.

All Roofing work valued at over \$300** or 3 squares (3 squares=300 square feet) must have a permit and any roofing with hot mop or structural must have a permit.

Replacing Cabinets does require a permit. By the Electrical Code, if you replace cabinets you must upgrade the electric outlets to the current Code as to distance, number, GFI, etc. so a permit is required for that and for any CHANGE to the plumbing configuration. The cabinets themselves require a miscellaneous permit to inspect that the installation was done properly.

ALL fencing must have a permit.

Any fencing repairs where support posts or poles are replaced must have a permit. If only changing the chain link or wood panels and not changing the support posts, then the \$500 rule applies.

ALL slabs, pavers, driveways, walkways or any other type of permanent ground covering must have a permit (including gravel driveways).

* Be aware that the Florida Building Code grants discretion to the Building Official in determining when a permit is required. Also, the 2007 Code extended permit requirements for many areas of the Code, specifically plumbing and electrical work.

****The dollar value is based on the Means Manual value and not on the contract price that any particular Contractor may offer or the value of the materials for a homeowner to do the job themselves.**

*** Change outs would mean that a fixture was removed and replaced without any change to the configuration or addition of line, etc.

PLEASE NOTE THIS LIST MAY NOT BE ALL INCLUSIVE AND IS NOT INDICATIVE OF ALL WORK
THAT MAY NEED A PERMIT. BECAUSE OF THIS, **IT IS ALWAYS A GOOD IDEA TO FIRST
CONSULT WITH THE BUILDING DEPARTMENT!**

(305) 805-5030

For more information, select the Building Department tab on our Web Site: <http://www.miamisprings-fl.gov>