



ITEMS NOT REQUIRING A PERMIT

Section 105 of the Palm Beach County Amendments to the Florida Building Code requires permits for most construction-related work. Various improvements to real property may not require a Building Permit or Zoning review. Some may require only a Zoning review and 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.

ITEMS NOT REQUIRING A PERMIT

A/C – Replacement of an existing window unit w/an existing dedicated electrical outlet. AC / Heating – Repair of existing system and/or replacement of any part that does not alter the system listing or make it unsafe. Ceiling Fan – Replacement of existing fan using existing fan box and wiring. Ceramic Tile – Remove and replace (Not installed on Fire Rated assemblies). Dishwasher – exact replacement; same wattage. Door – Replacement of any exterior door (excluding overhead doors) within the existing jam once in a 12-month period. (1 & 2 Family Dwellings only) Door – Remove and replace any interior residential door within the individual unit in the same location. Driveway – Sealcoat asphalt (1 & 2 Family Dwellings only) Drywall – Minor repairs if value of work is under \$1,000 (1&2 Family Dwellings, Not involving Fire-Rated Assemblies) Faucet – Replace existing (not involving removal of drywall) Fence – Minor repair or exact replacement of a existing permitted fence up to \$1000.00 fair market value, excluding pool barriers. Gutters and Leaders on 1 & 2 Family Dwellings. Kitchen cabinet - Exact replacement only with no change in configuration of electrical or plumbing (1&2 Family Dwellings). Light Fixtures – Replace “like for like” in existing lighting outlet 1&2 Family Dwellings Only)	Outlet or switch – Replace existing outlet or switch with appropriate type within existing junction box. Painting Pavers, sand set that are not a pool/spa deck or within five feet of a pool, (1 & 2 Family Dwellings Only) excluding driveways or turnouts. Playground equipment, Manufactured - Site-built play enclosures less than 6' X 6' X 6' (1&2 Family Dwellings Only) (Uses must still meet accessory setback requirements) Portable / Manufactured Pool or Spa – Less than 24 inches deep Roof – Minor repair of existing roof covering less than \$1000.00 fair market value Satellite Dish Antennas – Residential 1 meter or less in diameter. Commercial 2 meters or less in diameter. Screen room –Rescreening to \$1000.00 value Siding – Minor repair to existing under \$1000.00 value Sink – Exact replacement in same location only Soffit or Fascia – Minor repair or replacement up to \$1000.00 in value, which does not involve structural members Stucco – Minor repair of existing stucco finish if value of work is under \$1000.00 Water Closet – Replacement in same location Water Heater – Repair or replace heating elements. Window – Repair within existing frame if value of work is under \$1000.00 Wood Deck –Minor replacement of existing decking under \$1000.00 (1 & 2 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 or regulation, the law shall control.

All work must comply with all applicable current codes and standards.

AGRICULTURAL EXEMPTIONS

Non-Residential Buildings on Farms – Zoning and Floodplain Approvals Required Refer to PZB-PPM MD-RI-002

Site Plan Review Permits

- Court Surfaces – (1 & 2 Family Dwellings)
- Driveway, Parking, Resurfacing, Repaving (1 & 2 Family Dwelling only) 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 and not including footers or located within 5 feet of a pool
- Planters – Less than 3 feet in height
- Accessory Enclosure (sheds) – Max. 6'x6'x 6'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 comply with all applicable current codes and standards.