



Nassau County Building Department
96161 Nassau Place
Yulee, Florida 32097

Bulletin 18-09

MEMORANDUM

Date: April 5, 2018
TO: Permitting Staff and Permit Applicants
FROM: Terrance Cotter, CBO, CFM, Deputy Building Official
SUBJECT: Work not requiring a Building Permit (Updated)

This memorandum is to clarify the type of work requiring a Building Permit. Please note the exemptions listed are taken from, and as allowed by, the Florida Building Code 6th Edition (2017), State of Florida Statutes and Nassau County Code.

I. Buildings and Structures

II. Items Not Regulated by the Florida Building Code

III. Single-Family Residences, Duplexes, Townhouses, and Condominiums

IV. Minor Repairs - Residential and Commercial Properties

I. Buildings and Structures exemptions as stated in the Florida Statutes and Nassau County Ordinance 2012-07.

- A. Under Section 553.73(10), Florida Statutes, the following buildings and structures are exempt from compliance with the Florida Building Code:
- a) Buildings and structures specifically regulated and preempted by the federal government.
 - b) Railroads and ancillary facilities associated with the railroad.
 - c) Nonresidential farm buildings on farms (Requires Zoning approval).
 - d) Temporary buildings or sheds used exclusively for construction purposes (Requires Zoning approval).
 - e) Mobile homes or modular structures used as temporary offices, except that the provisions of Part II relating to accessibility by persons with disabilities shall apply to such mobile homes.

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- f) Electric utilities' structures or facilities, as defined in Section 366.02, Florida Statutes, which are directly involved in the generation, transmission, or distribution of electricity.
- g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- h) Storage Shed that are not designed for human habitation and that have a floor area of 720 square feet or less are not required to comply with the mandatory wind-borne-debris-impact standards of the Florida Building Code. In addition, such building that are 400 square feet or less and that intended for use in conjunction with one- and two- family residences are not subject to the door height and width requirement of the Florida Building Code.
- i) Chickees constructed by the Miccosukee Tribe of Indians or the Seminole Tribe of Florida. The term "chickee" means an open-sided wooden hut that has a thatched roof or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features (Requires Zoning approval).
- j) Family mausoleum not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roof, and floor constructed of granite, marble, or reinforced concrete.
- k) A building or structure having less than 1,000 square feet which is constructed and owned by a natural person for hunting and which is repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:
 1. Is not rented or leased or used as a principal residence;
 2. Is not located within the 100-year floodplain according to the Federal Emergency Management Agency's current Flood Insurance Rate Map; and
 3. Is not connected to an offsite electric power or water supply.

B. Also, Nassau County Building Department does not have enforcement responsibility for:

Nassau County School Board facilities and State Universities on State owned property.

Buildings and structures on private property preempted by State statute.

Poles, masts and towers for supporting antenna used in the operation of amateur radio stations licensed by the FCC provided that:

1. when fastened to a supporting structure, the pole, mast or tower is 20 feet or less above the roof of the supporting structure to which it is attached; or,
2. when the pole, mast or tower is 35 feet or less in height from natural ground.

C. Under Section 105.2 of the Florida Building Code, items exempt from a required permit:

Gas:

- 1) Portable heating appliances.
- 2) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

- 1) Portable heating appliance.
- 2) Portable ventilation equipment.
- 3) Portable cooling unit.
- 4) Replacement of steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- 5) Replacement of any part which does not alter its approval or make it unsafe.
- 6) Portable evaporative cooler.
- 7) Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
- 8) The installation, replacement, removal or metering of any load management control device.

Plumbing:

- 1) The stopping of leaks in drains, water, soil, waste or vent pipes provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
- 2) The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Although the work noted above is exempt from permit requirements under Section 105.2 of the Florida Building Code, this exemption does not authorize any work to be done in any manner in violation of the provisions of the Florida Building Code.

II. Items Not Regulated by the Florida Building Code

The following construction improvements are not regulated under the Florida Building Code. Therefore, a building permit is not required. However, other regulating agencies may require a permit or approval.

- Surfacing of floors or slabs with carpet, tile, brick or wood.
- Kitchen cabinets, vanities or paneling installation inside residential units. Any associated plumbing and electrical work may require a building permit.
- Playground equipment (swings, slides, monkey bars, basketball hoops) for residential use. All equipment and structures must meet zoning setbacks. Any electrical service to

such playground equipment requires a permit and compliance with the Florida Building Code.

- Decorative reflective pools and/or fishponds less than 24 inches deep or less than 250 sq. ft. in area and less than 2,250 gallons in volume.
- Ironwork for decorative purposes only (security bars and doors and railings require a permit).
- Interior or exterior painting.
- Paving and drainage. (Requires a Site Development Permit).
- Resurfacing, re-stripping or seal coating of parking lot. (Requires a Site Development Permit).

III. Exemptions for Work in Single-family Residences, Duplexes, Townhouses and Condominiums

The following permit exemptions for single-family residences, duplexes, townhouses and condominiums have been established for unincorporated Nassau County based upon Section 102.2.5 of the Florida Building Code.

A. Mechanical

- Installation or replacement of cord connected window air conditioning unit.
- Installation of ductless ventilation and range hoods.

B. Building

- Installation or repair of canvas or cloth covered awnings.
- Installation or repair of rain gutters.
- Enclosure of existing covered patios/balconies/porches with screening.
- Installation of fences not exceeding six feet (6') in height. Replacement swimming pool fences shall require a permit.
- Installation of retaining walls not exceeding 4 feet in height measured from the bottom of the footing to the top of the wall.
- The installation of wood decks, without a roof, not exceeding 30 inches in height from surrounding grade at any point.
- Patio slabs and driveways. Driveway connections to public right-of-way require permit from Engineering.

IV. Exemptions for Minor Repairs on Residential and Commercial Properties

The following permit exemptions for minor repairs have been established for unincorporated Nassau County under Section 105.2.2 of the Florida Building Code as allowed by the Building Official:

A. Plumbing

- Repair or replacement of gas appliances, other than water heater, by licensed plumbing contractors.
- Repair or replacement of solar panels by licensed plumbing contractors.
- Change out of an above ground LP tank of the same capacity.
- Repair irrigation system.

- Repair domestic water service/lines (exterior of building).
- Repair to building sewer line, excluding repair or replacement of interceptors/separators, by licensed plumbing contractors.
- Repair/replacement of faucets.
- Repair/replacement of water closet/bidet/urinal fixtures only.
- Repair/replacement of sink/lavatory/drinking fountain fixtures only.
- Repair/replacement of residential pool equipment other than a pool heater.
- Repair/replacement of shut off valve on a domestic water line.
- Capping of waste line leading to septic tank.
- Repair/replacement of residential disposal.
- Repair/replacement of residential dishwasher.

B. Mechanical

- Repair of air conditioning duct.
- Repair or replacement of coil, compressor or refrigerant piping by licensed mechanical contractor.
- Repair or replacement of non-combustion heating by licensed mechanical contractors.
- Repair ventilation fans.

Please be aware that improvements or repair that is determined to be substantial improvement (exceeding fifty percent of the structure value) for buildings located within a mapped Special Flood Hazard Area will be subject to other Federal Emergency Management Agency requirements.

Property owners should be aware that allowing an unlicensed person or persons to do work requiring licensure is considered aiding and abetting unlicensed activity and carries penalties of up to \$5,000. If you have questions, please call us at the Nassau County Building Department (904) 530-6250. You can also visit the State of Florida Construction License Board at:

www.myfloridalicense.com/dbpr/pro/division/servicesthatrequirealicense_construction.html