



OVERVIEW

This guide has been created to help customers understand when a building permit is required and what factors to take into consideration before proceeding with work.

Permits are required for the construction, alteration, addition or change in occupancy of any building or structure or for work that involves any electrical, gas, mechanical or plumbing system. An application must be made to the Building Official and a permit must be issued before any work may commence.

Permit Center staff are available to assist with questions and processing in person, online or by phone Monday through Friday from 7:30 a.m. to 4 p.m. (closed at 3:30 p.m. on Thursdays).

BUILDING PERMIT REQUIRED

BUILDING AND/OR STRUCTURES

Any construction, alteration, addition or change in the occupancy of a structure

- Construction, alteration or replacement of any exterior walls
- Replacement or repair of structural components (e.g., beams, joists, trusses, roof sheathing)
- Alteration or replacement of interior load bearing or non-load bearing walls
- Construction of a raised deck on residential property and all decks on commercial property
- Enclosure of existing carports, porches or screen rooms
- Replacement of soffits and/or exterior wall coverings (25 percent or more of existing soffits)
- Repair or replacement of any stairs or guardrails (including stairlifts)
- Replacement of windows, doors, garage doors, skylights or alterations to exterior wall openings
- Installation or repair of docks, boat lifts, seawalls or bulkheads
- Removal or replacement of drywall (three (3) sheets or more)
- Motorized or electric-powered gates

Any work pertaining to

- Repairs due to fire
- Hurricane shutters
- Mobile/manufactured home installation or accessory site-built structures
- Masonry and engineered Styrofoam components
- Stucco over wood framing
- Tiki huts
- Storage or utility sheds*

*Exception: plastic or rubber storage containers less than 7-feet tall and less than 65-square feet (will need to meet any applicable setback requirements).

ELECTRICAL, GAS, MECHANICAL AND/OR PLUMBING SYSTEMS

Alteration, addition or removal of electrical, air conditioning or plumbing systems

NO BUILDING PERMIT REQUIRED

- Floor or wall tile
- Rugs or carpeting
- Wired or wireless residential home alarms
- Interior and exterior wall painting
- Wallpaper or wall coverings
- Replacing kitchen cabinets (same layout and no changes to electrical, plumbing or mechanical systems)
- Repair of small, incidental roof leaks (one (1) square and \$500 or less)
- Any work pertaining to non-residential farm buildings on working farms (Building Official and Zoning Administrator approval needed based on criteria)
- Chain link, wood or vinyl fences when standards are met (e.g., height, placement, finished side facing neighbor/right-of-way)
- Repair of existing fascia or soffits for all single-family homes and duplexes (*residential only*) (less than 25 percent)
- Placement of decks or patios directly on grade, without footings (any material) (*permit required for commercial or multi-family*)
- Plastic or rubber storage containers less than 7-feet tall and less than 65-square feet that meet any applicable setback requirements (*residential only*)
- Traditional Chickee Huts constructed by members of the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida (no plumbing or electric allowed)

ABOVE ARE EXAMPLES OF WHEN A BUILDING PERMIT IS NOT REQUIRED.

- Some of these work items require a licensed contractor.
- When a building or structure is in a flood zone or the work item below is part of a larger project scope, then a building permit is required.



RESOURCES

For questions or concerns about the application process, contact Sarasota County Permit Center staff or visit us online for more information.

For questions or concerns about building without a permit, contact Sarasota County Building Licensing and Enforcement staff or visit us online for more information.



Call 941-861-5000
or email building@scgov.net



Call 941-861-5000
or email ULA@scgov.net