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No Permit Required List

Download PDF Version of Work Not Requiring a Permit 

Items listed below do not require a Building Permit in the City of Miami Beach per FBC 105.2.2 Minor Repairs. Work to be performed in compliance with applicable codes.



Construction trailers and construction containers to be used by contractors only (No public use, any connection to the utilities will require permits)

^ Roofing:



Roof repair work NON-structural in nature, it does not affect life safety, and does not exceed 10% of roof area or is 200 S.F. area of repair whichever is less. **(Work must be performed and certified by a licensed contractor).**

🔧 Plumbing:



- Replacement of Toilet, Bidet, Urinal, Sink, Faucets, Disposal, Dishwasher, provided such replacements do not involve or require rearrangement of fixtures (2 Fixtures max.). Work must be performed & certified by a licensed contractor.
- 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. Work must be performed & certified by a licensed contractor.



& certified by a licensed contractor.

Electrical:



- Replacement of electrical luminaries (no modification of wiring or loads, 2 Fixtures max.). Work must be performed & certified by a licensed contractor.
- Replacement of electrical switches and receptacles with 20 amps and 120 volts or less (2 devices maximum). Work must be performed & certified by a licensed contractor.
- Replacement of satellite antenna with diameter less than 39" with existing wiring, (new wiring will require permits). Work must be performed & certified by a licensed contractor.

Mechanical:



- Portable heating, cooling, ventilation (plugin appliances),
- Replacement of any part that does not alter its approval or make it unsafe.
- Portable evaporative cooler.



contractor. Work must be performed & certified by a licensed contractor.

- Repair of air conditioning duct, repair ventilation fans, repair of heating and cooling unit parts. Work must be performed & certified by a licensed contractor.

Gas



- Portable heating appliance.
- Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe. Work must be performed & certified by a licensed contractor.

Single Family, Duplex, Triplex Work Which is Exempt From Permit

General:



Roofing:





 **Mechanical:**



Gas



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