

Common Situations Requiring A Permit

WHEN DO I NEED A PERMIT?

Why permits exist: The Florida Building Code (FBC, Section 105) and Florida Statutes (Ch. 553 & 489) require permits to make sure construction and installation work meets minimum safety and quality standards.

YOU NEED A PERMIT FOR:

- **Any project/structure over \$5,000**
- **Building & Structural**
 - New houses, manufactured homes, modular homes, and commercial buildings
 - Additions: bedrooms, porches, carports, garages, sheds
 - Roof replacement or structural roof repairs
 - Interior renovations: removing/adding walls, enlarging windows/doors
 - Screen rooms, enclosures, patio covers, decks, and porches
 - Demolition
- **Electrical**
 - Service changes or upgrades (panels, meters)
 - New wiring or circuits
 - Standby generators or solar panel systems
 - Electric vehicle charging stations
- **Plumbing**
 - Re-piping, new plumbing lines, or relocating fixtures
- **Mechanical (HVAC)**
 - New or replacement A/C systems, heat pumps, furnaces
 - Duct system installation or major alterations
 - Ventilation and exhaust systems
- **Pools & Spas**
 - New in-ground or above-ground pools
 - Pool enclosures and safety barrier installations
 - Major pool or spa repairs that affect structure, plumbing, or electrical



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make application

WORK THAT USUALLY DOES NOT NEED A PERMIT:

- **Projects under \$5,000**
- Painting, wallpapering, flooring, carpet (Unless entire project is over \$5,000)
- Minor non-structural repairs
- Cabinet/countertop replacement without altering plumbing/electrical
- Small sheds/playhouses under \$5,000
- Ordinary landscaping

SPECIAL NOTES

- **Flood Zones:** Work in special flood hazard areas may need a permit even for repairs or accessory structures
- **Zoning Approval:** Some projects (fences, sheds, signs) may also require zoning or planning approval
- **Deed Restrictions and Homeowners' Associations:** The Building Department does not enforce deed restrictions or homeowners' association (HOA) rules. It is the applicant's responsibility to be aware of and comply with any such restrictions. Approval from Building & Zoning does not guarantee that a project complies with deed restrictions or HOA requirements.
- **Owner-Builders:** Florida Statutes allow owners to act as contractors on their own property, but you take full responsibility for code compliance and liability

STILL UNSURE?

- When in doubt - **ask before you build.** Call **Columbia County Building Department** at 386-758-1058. We'll confirm if your project requires a permit.
- **Visit:** <https://www.columbiacountyfla.com>

The Florida Building Code (Section 105) and Chapters 553 & 489, Florida Statutes, require permits and establish permitting, review, and inspection procedures. This handout summarizes common situations and is not a substitute for code text or legal advice. For statutory language and official code text, see the Florida Building Code and Florida Statutes.

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