



Building Permit Exemptions

BD-24 06/25

Important Notice: The exemptions listed in this guide are based on Florida Building Code requirements. Other state, county, and local regulatory departments may require additional approvals or permits. Always verify with our building department before proceeding with work. Refer to the current code at www.floridabuilding.org for more information.

Schedule a FREE pre-submittal or design professional meeting before your next project. Visit www.cityofdoral.com/building for our full directory or [Doral311](https://www.doral311.com) to send a message.

BUILDINGS AND STRUCTURES EXEMPT FROM FLORIDA BUILDING CODE

Per Florida Statute 489.103, 553.73, and Florida Building Code Section 102.2

The following buildings and structures are exempt from complying with the technical provisions of the Florida Building Code (A local building or floodplain development permit may still be required):

- **Federal Government Buildings** - Buildings and structures specifically regulated and pre-empted by the Federal Government
- **Railroad Facilities** - Railroads and ancillary facilities associated with the railroad
- **Farm Buildings** - Non-residential farm buildings on farms
- **Construction Buildings** - Temporary buildings or sheds used exclusively for construction purposes
- **Mobile/Modular Offices** - Mobile or modular structures used as temporary construction offices; Sales Offices or Trailers open to the general public will require a permit and accessibility.
- **Electric Utility Structures** - Facilities directly involved in electricity generation, transmission, or distribution
- **Film/TV Production** - Temporary sets, assemblies, or structures used in commercial motion picture or television production
- **Storage Sheds** - Storage sheds not designed for human habitation with floor area of 720 square feet or less (not required to comply with wind-borne debris standards)
- **Traditional Chickees** - Chickees constructed by the Miccosukee or Seminole Tribes (open-sided wooden huts with thatched roofs using traditional materials only) and with no electrical or plumbing work.

WORK EXEMPT FROM PERMITS

Per Florida Building Code Section 105.2

Gas Work

- Portable heating appliances
- Replacement of minor parts that do not alter equipment approval or make equipment unsafe

Mechanical Work

- Portable heating appliances (propane grill, camping equipment, etc.)
- Portable ventilation equipment
- Portable cooling units
- Steam, hot, or chilled water piping within heating/cooling equipment regulated by code
- Replacement of parts that do not alter approval or make equipment unsafe
- Portable evaporative coolers
- Self-contained refrigeration systems with 10 lbs (4.54 kg) or less refrigerant and motors of 1 horsepower (746 W) or less
- Installation, replacement, removal, or metering of load management control devices

Plumbing Work

- Stopping leaks in drains, water, soil, waste, or vent pipes (if concealed pipes become defective and require replacement, a permit is required)
- Clearing stoppages or repairing leaks in pipes, valves, or fixtures
- Removal and reinstallation of water closets (provided no replacement or rearrangement of valves, pipes, or fixtures is required)

RESIDENTIAL PERMIT EXEMPTIONS

For Single-Family Residences, Duplexes, Townhomes, and Condominiums

Building Work

- **Flooring** - Re-surfacing interior floors with carpet, tile, or wood veneer; re-surfacing exterior slabs with tile or stone (multi-story condominiums will require a permit for floor replacements as per FBC 1207)
- **Playground Equipment** - Manufactured equipment (swings, slides, monkey bars, basketball hoops) within homeowner's property
- **Rain Gutters** - Installation or repair
- **Painting** - Interior or exterior painting
- **Awnings** - Repair of canvas or cloth covered awnings
- **Sealants** - Clear or black sealants of exterior surfaces (same size, elevation, no stripping required)
- **Patios/Porches** - Enclosure of existing covered patios/balconies/porches with screening
- **Fumigation Tenting**

Electrical Work

- **Water Heaters** - Repair or exact replacement of electric water heaters 4500 watts or less (permit required if wattage differs)
- **Air Conditioning** - Exact change-out of equipment with same electrical capacity/ampereage

Mechanical Work

- **Window AC Units** - Installation, repair, or replacement (not through walls; electrical permit may be required if outlet not within cord reach)
- **Ventilation** - Repair or replacement of ductless ventilation and range hoods
- **Ductwork** - Repair of air conditioning ducts
- **HVAC Components** - Repair or replacement of coils, compressors, or refrigerant piping by licensed contractors
- **Ventilation Fans** - Repair of bathroom exhaust fans and ventilation fans
- **Window Air Units** - Exact replacement
- **Non-Combustion Heating** - Repair or exact replacement by licensed contractors

Plumbing Work

- **Gas Appliances** - Repair or replacement (except gas water heaters) by licensed contractors
- **Irrigation Systems** - Repair of irrigation systems
- **Sewer Issues** - Unclogging sewer stoppages
- **Fixtures** - Repair or re-installation of existing faucets, shower heads, valves, water closets, bidets, sinks, lavatories
- **Appliances** - Repair/replacement of garbage disposals, dishwashers, clothes washers/dryers

Roofing Work

- **Minor Roof Work** - Application, construction, or repair not exceeding \$1000 in materials and labor or two roofing squares in extent

EMERGENCY REPAIRS

Per Florida Building Code Section 105.2.1

When equipment replacements and repairs must be performed in an emergency situation, a permit application must be submitted within the next working business day to the building official.

MINOR REPAIRS WITHOUT PERMITS

Per Florida Building Code Section 105.2.2

Ordinary minor repairs may be made with Building Official approval without a permit, provided repairs **do not include**:

- Cutting away walls, partitions, or structural elements or removal of structural beams or load bearing supports
- Changes to egress requirements or means of egress
- Alteration/replacement of standpipes, water supply, sewer, drainage systems
- Electric wiring systems or mechanical equipment affecting public health/safety

ITEMS NOT REGULATED BY FLORIDA BUILDING CODE

Building permits not required, but other agencies may require permits

- **Flooring** - Surfacing floors/slabs with carpet, tile, brick, wood in single-family, duplex, or first floor of multi-family buildings
- **Kitchen Work** - Cabinet, vanity, or paneling installation in residential units (plumbing/electrical work may require permits)
- **Playground Equipment** - Swings, slides, monkey bars, basketball hoops, doghouses, pump covers for residential use (must meet zoning setbacks; electrical service requires permits)
- **Excavation** - Swales and drainage areas above water table (must comply with regulatory requirements)
- **Decorative Ironwork** – Decoration only; all security bars, metal gates, railings require a building permit

FEDERAL REGULATIONS

Rule 47, Code of Federal Regulations Section 1.4000

Satellite Antennas

- **Commercial/Industrial Properties** - No permit required for antennas 2 meters (6.5 feet) or less in diameter
- **Residential Properties** - No permit required for antennas attached to primary structures 1 meter (3.25 feet) or less in diameter
- Incidental electrical work is exempt from permit requirements

More tips

- Please create a contact in the permitting system at www.cityofdoral.com/permitting.
- Submit using the tutorial videos provided at <https://www.cityofdoral.com/Departments/Building-Department/Videos-and-Tutorial-Guides>.
- All files must be digitally signed by Design Professional.
- See “submittal guides” at <https://www.cityofdoral.com/Departments/Building-Department/Permit-Submittal-Guidelines>.

We look forward to serving you on your next project.