

Basically, a permit is required by the Florida Building Codes for any remodeling. Clay County will consider work that is less than 25% of a component as a repair, and will not require a permit for the repair. (Replacing a single door or window, replacing or repairing a small area of shingles, etc.)

For the other trades, I have included some examples of items that typically do and do not require a permit.

R101.2 Scope. *The provisions of the Florida Building Code, Residential shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.*

Needs a permit

Does not need a permit

Build a carport or sunroom for compensation.

Install a driveway or install pavers/tile walkways regardless of compensation.

Construct a roof for compensation.

Install awnings that do not become a fixed part of the structure regardless of compensation.

Install a dishwasher (requires connecting to drinking water) or replace a hot-water heater for compensation.

Add a water filter onto a faucet regardless of compensation.

Install a central air-conditioning unit for compensation (requires structural work and wiring).

Insert a plug-in A/C window unit regardless of compensation.

Clean central air and heat ducts for compensation (requires partial disassembly of the system, such as removal of air grills).

Change an A/C filter or cleaning ducts that do not require removal of the air grills regardless of compensation.

Repair or replace swimming pool pumps for compensation.

Clean swimming pools. Install an above-ground pool regardless of compensation.

Perform plumbing work or irrigation installation that requires the contractor to connect lines to potable (drinking) water for compensation.

Install or repair irrigation systems that have a backflow preventer connected to a potable (drinking) water supply regardless of compensation.

Build a barn, metal building, or detached garage for compensation.

Install prefabricated tool shed less than 250 square feet in size regardless of compensation. The shed may be up to 400 square feet if it bears the insignia of approval from the Department of Community Affairs.

Remodel a home that requires alteration or replacement of a load-bearing wall for compensation.

Paint; install cabinets, wood or tile flooring, and insulation

regardless of
compensation.

Installation or replacement of drywall **if the contract also includes work on the load bearing part of the wall, plumbing, electrical, or air conditioning work.**

Installation or replacement of drywall if the contract does not include other work on the load bearing part of the wall or any plumbing, electrical, or air conditioning work.

Steve Schoeff, C.B.O., CFM

Deputy Building Official/Plans Examiner

P.O. Box 1366

Green Cove Springs, FL 32043

904-284-6307

steve.schoeff@claycountygov.com