

What Needs A Permit From The Building Department In A Condo?

We all want to have a better place to live, and would love to improve our units. It is important to remember that, Florida Building Code does not allow an owner of a Condo to do work on his unit. Also a Florida Licensed Contractor must be hired, and a permit must be obtained prior to allowing any contractor to start work. Failure to hire a license contractor is a felony in the state of Florida “Florida Statue 489.127(1) (f)”.

Permits are required for almost any work in your unit. Exceptions are interior painting and replacing floor covering, which may have some requirements implemented by your association to comply with State regulation about noise transmittal.

Here are some common examples of work that is typically performed by Condo owners that require permit and a licensed contractor:

Replacing water heaters, replacing air-conditioning units, renovation for kitchens or bathrooms, replacing bathtub, replacing bathtubs or showers, replacing windows or doors, install hurricane shutters, replacing any balcony enclosures with screen/ acrylic windows, or enclosing balconies with windows to add a new room (which is an addition), adding light fixtures or electric fan connection and mold remediation works. The City’s website, www.Deerfield-Beach.com has a wealth of information about permit requirements. We encourage you to visit the website and go to Departments/Building Services/Building Services FAQ’s.

After obtaining permit from the Building department and prior to commencing work, the permit card must be displayed on the front of your unit (visible from the outside), during the progress of work until the permit is closed (Final inspection signed on the permit card in your possession). Original permit documents must be available at the time of inspections.

Once your contractor have applied for a permit you can view information about the permit fees, payments, application, inspection results, permit status [still open/ expired (AP), or Closed (CL)] prior to final payment to your contractor. This can be done by visiting www.Deerfield-Beach.com and go to Departments/ Building Services/ Building permit status and payments.