

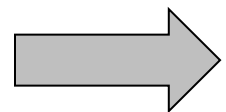
CITY OF HOLMES BEACH BUILDING DEPARTMENT

**Hours of Operation: 8 a.m. – 4 p.m. | Counter hours: 8
a.m. – 3 p.m. Monday – Friday
Phone: 941-708-5833 ext. 232
Fax: 941-708-5812**

The following activities require a state certified or locally licensed contractor AND a building permit: *(an owner can serve as a contractor providing the residence is for their own use or occupancy and does not offer the property for sale or lease within 1 year after CO/CC)*

1. New roofs and re-roofs
2. Windows and doors
3. Attached decks 120 sq. ft. or larger and 30" or higher (with or without a roof)
4. Ramps and elevated walk ways
5. New/Replacement of siding
6. Kitchen remodel/Cabinets/Electricity*
7. Remodel of existing structures where wall are added, deleted, relocated or altered.
8. Fences including masonry and columns
9. Drywall
10. Replacement/Repair of rotten wood (only if load bearing or structural significant)
11. New/Replacement of fascia and soffits, siding/cladding
12. Any alteration of electrical, plumbing, mechanical, or gas
13. Additions (including mobile homes)
14. Commercial alarm system
15. New carport, porch, and screen room
16. Water heaters
17. Propane tanks (including hook-ups, excluding 20 lb portable tanks)
18. Air conditioners(excluding portable window units)
19. Back-flow preventer's (includes irrigation system back-flows)
20. Sheds (includes pre-fabricated)
21. Barn/Animal shelters
22. Concrete slab with footers
23. Swimming pools and spas
24. Foam insulation on commercial property

***Kitchen cabinets that are being replaced like for like, and not part of a larger renovation project, in single-family and duplex units (that **do not** have an active Vacation Rental Certificate) are exempt from permitting.**



The following activities do not require a permit; however, when repairs are made to below base flood elevation “Pre-FIRM” structures with permitted work, all costs are totaled and compared with the 50% of market value threshold. The intent of the SI/SD requirements is not to discourage routine maintenance. If work requires a permit, then the local official must review all of the work proposed and the cost of all work must be included in the project costs, including work that might otherwise be considered routine maintenance.

1. Painting
2. Wall paper and other wall coverings
3. Screening and rescreening
4. Pressure cleaning
5. Trim carpentry
6. Flooring (tile, carpet, laminate wood, etc.)
7. Paneling
8. Shelving
9. Popcorn ceilings
10. Residential home alarms (wired or wireless)
11. Replacing of plumbing fixtures such as toilets and faucets (providing no rough plumbing is changed)
12. Insulation on residential
13. Cabinets installed like for like for like

