



## **SUBCONTRACTORS AND SPECIALITY PERMITS**

State mandated DBPR and DCA fees are required for all permits at 3% of permit fee with a minimum of \$4.00.

**Electrical Permit** - An electrical permit is required whenever new electrical wiring is installed; there is an extension of existing wiring; or replacement of major components such as a main disconnect, sub panel or main panel. The fee for new work may be established by the number of amperes for the new service or .005 of the job cost.

**Heating, Venting and Air Conditioning (HVAC) Permit** - An HVAC permit is required whenever there is new installation, or the replacement of the main components, such as an air handler unit or compressor/condenser unit. Extension or revision of duct work does require a permit. The fee is established by a \$37.50 charge for the issuance of the permit plus the value of the work and charged at \$53.25 for the first \$1,000 and \$13.00 for each additional \$1,000 or part thereof.

**Lawn Irrigation System** - A lawn irrigation permit is required whenever a new system is installed, an addition or repair exceeds a cost of \$250. The fee for a single family residence is \$53.25 and for a commercial structure is \$80.00.



**Plumbing Permit** - A plumbing permit is required for any new installation, remodeling, or repair which involves the potable water supply.

A plumbing permit is not required for replacement of a water heater, but it must be done by the homeowner or a licensed plumber because it involves potable water. The fee is established by a \$37.50 charge for the issuance of the permit plus the value of the work and \$5.35 for each fixture and hose bib, \$13.00 for hook up to septic or sewer system and \$2.20 for each water heater.

**Sewer Connections** - require a plumbing permit as well as a septic abandonment permit, \$50.50 for the plumbing/sewer tap permit and \$75 for septic abandonment Lee Co. Health Department.

**Roofing Permit** - Permit required when a new roof is installed, or when the repair cost exceeds \$250. The fee is .005 of the value of the project with a minimum fee of \$80.00.

All above work must meet the 2010 Florida Building Codes and the 2008 National Electric Code, ([www.floridabuilding.org](http://www.floridabuilding.org)).



*This brochure was written to assist citizens and contractors in determining if a permit is required from the Sanibel Building Department for a particular project and how the fees are calculated. Permits may be obtained only by a Sanibel licensed or registered contractor, or by the owner of the property if it is only for his/her personal use (239) 472-4555.*

**A BUILDING PERMIT WILL NOT BE ISSUED UNTIL THE NECESSARY DEVELOPMENT PERMIT HAS BEEN OBTAINED.**

**Development Permits** are required but not limited to changing the appearance or use of a structure, demolition of a structure, adding impermeable coverage or developed area, or building a beach walkover. If a person is undertaking development as defined in the Land Development Code, a development permit is required from the **Sanibel Planning Department (239) 472-4136**. In some instances, a development permit may be required, but no building permit is needed, such as when building a fence not related to a swimming pool. In some situations, a building permit may be required, but no development permit is necessary for work such as interior repairs or remodeling, exterior siding replacement or a concrete slab under an existing structure. Note: All forms are available on-line at [www.mysanibel.com/](http://www.mysanibel.com/) (city forms)



## **City of Sanibel Building Department**

### **Building Permit Requirements And Permit Fees**

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[www.mysanibel.com](http://www.mysanibel.com)

## BUILDING PERMIT REQUIREMENTS

A building permit is required when a person constructs, enlarges, alters, remodels or repairs a structure if the labor & materials exceed \$750. A building permit is also required when a building is moved, demolished or replacing windows or doors. Non-permanent features such as painting, carpeting and appliances are not included in the calculations of fees.

## PERMIT FEES

Building permit fees are calculated at .005 of the cost of material and labor or more commonly called the value of the project and the minimum fee is \$80.00.

The cost estimate for a new single family residence or duplex; will be calculated at \$275.00 per square foot for habitable space and \$138.00 for non-habitable space. Permit Fee Formula:  
(hab.sq.ft x 275.00 x.005)  
(non-hab.sq.ft x 138.00 x.005)

Lee County impact fees are required for new development. State mandated DBPR and DCA fees are required for all permits at 3% of permit fee with a minimum of \$4.00.

A plan review fee is 10% of the permit fee with a minimum of \$80.00 for residential or 25% of the permit fee for commercial, with a minimum fee of \$80.00 will be charged.

Remodeling, Repair or Replacement - Work is charged a fee of .005 of the value of the work with a minimum

permit fee of \$80.00. There is also an additional fee of \$37.50 charged for the issuance of the permit.

Revision fee is \$80.00 for each submission.

Re-inspection fee is \$42.75.

Notice of Commencement – Is an administrative fee of \$5.00 for projects \$2500 or more.

Temporary Certificate of Occupancy: \$500.00.

Permit Cancellation Fee: \$25.00.

## DETAILED BUILDING AND “SPECIALITY” PERMIT FEES:

Boat Dock – A permit is required when constructed or repaired. The fee is .005 of the value of the work with a minimum of \$80.00.

Boat Lift – A permit is required when constructed or repaired. Permanent electrical wiring requires an electrical permit. The fee is .005 of the value of the work with a minimum of \$80.00.

Concrete Slab – A permit is required for work such as a concrete slab under an elevated building, pool deck or patio. The fee is .005 of the value of the work with a minimum of \$80.00.

Demolition – A permit is required for demolition of a structure or removal of construction inside a structure which is not an integral part of a remodeling or repair project; the fee is \$53.25.

Fire Alarm System – A permit is required when a commercial fire alarm is being installed or when alarm horns or pull stations are being relocated; .005 of the value of the work with a minimum of \$80.00, Sanibel Fire TBD.

Fire Extinguishing System – A permit is required for an automatic fire extinguishing system in a commercial kitchen exhaust hood or an automatic fire sprinkler system; .005 of the value of the work with a minimum \$80.00, Sanibel Fire TBD.

Kitchen Hood and Exhaust System for Commercial Application – A permit is required for an exhaust system or remodeling of an existing installation. .005 of job cost for Building Permit and/or \$37.50 plus \$53.25 for the first \$1,000 + \$13.00 for each additional \$1,000 or part thereof.

Liquid Petroleum – A permit is required for an L.P. tank and/or piping installation. Permit fee is \$37.50 plus plan review of \$80.00. For commercial L.P. Sanibel Fire fee TBD.

Mobile Home – A permit is required for a new install and/or foundation, relocated, replaced, or an addition .005 of the value of the work with a minimum of \$80.00.

Moving a Structure – A permit is required when moving a structure on a private or city streets; a fee of \$107.00 for moving a building; plus \$107.00 for examination of the structure for building code violations. An additional permit is required for the foundation and remodeling project.

Screen Enclosure – A permit is required for a screen enclosure being installed and replaced; .005 of the value of the work with a minimum permit fee of \$80.00. If a repair exceeds \$750.00 a permit is required.

Shutters – A permit is required for the installation of decorative shutters or storm shutters. The fee is .005 of the value of the work, with a minimum fee \$80.00. Electric permit may be needed.

Solar Pool/Water Heater – A permit is required when a solar pool heater or solar water heater is installed or repaired .005 of the value of the work, with a minimum fee \$80.00.

Swimming Pool, Spa or Deck – A permit is required whenever a new pool, spa or deck is installed or when repaired (except a permit is not required for replacement of finish such as paint or marcite) .005 of the value of the work with a minimum fee of \$80.00.

Temporary Tent Installation – A special events permit is required for all tents, but a building permit is required only if the tent exceeds 120 square feet. Sanibel Fire inspection is required after installation for compliance with fire safety regulations. Permit fee is \$50.00 plus a Sanibel Fire fee TBD.