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 is established by a $37.50 charge for the issuance of the permit plus 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).

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/ (city forms)

City of Sanibel Building Department

Building Permit Requirements And Permit Fees

Prepared
October 2013

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.

Revision fee is $80.00 for each submission.

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.

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 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.