

SUBCONTRACTORS AND SPECIALITY PERMITS

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.

Fee: The fee for new work is established by the number of amperes for the new service. A typical new home will have a 200 ampere service which will require a fee of \$90.75.



Remodeling, repair or replacement work is charged a fee of one percent 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.

Heating, venting and air conditioning (HVAC) permit - An HVAC permit is required whenever there is a 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.

Fee: The fee is established by 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; there is also an additional \$37.50 fee charged for the issuance of the permit.

Lawn irrigation system - A lawn irrigation permit is required whenever a

new system is installed, an addition or repair exceeds a cost of \$250.

Fee: 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.

Fee: The fee is \$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; there is also an additional \$37.50 fee on the issuance of this permit.

Sewer connections require a plumbing permit as well as a septic abandonment permit.

Fee: \$50.50 for the plumbing permit & sewer tap 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.

Fee: One percent of the value of the project with a minimum fee of \$80.00.

All above work must meet the 2005 National Electric Code and the 2007 Florida Building Codes, with the 2009 amendments (www.floridabuilding.org).

If you have any questions regarding the information contained in this brochure, permit requirements or fees, or some special project you are planning,

please call the Sanibel Building Department at 472-4555.



This brochure was written to assist citizens and contractors in determining if a permit is required from the Sanibel Building Department (472-4555) for a particular project and how the fees are calculated. Permits may be obtained only by a licensed or registered contractors, or by the owner of the property if it is only for his/her personal use. If a person is undertaking development as defined in the Land Development Code, a development permit is required from the Sanibel Planning Department (472-4136). Development includes, but is 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.

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

The Planning Department should be contacted for specific information regarding development permits and fees. In some instances, a development permit may be required, but no building permit is needed, such as when building a fence. 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 By
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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 or demolished. 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 one percent of the cost of material and labor or more commonly called the value of the project (value x .01). There is a minimum fee of \$80.00.

Other costs added to the building permit fee include Lee County impact fees, State mandated radon fees and State mandated building code administrator and inspector fees. The last two fees are calculated at one-half of one cent for each square foot of remodeled, altered, or added floor space under roof. Required State Fees are 3% of permit fee with a minimum of \$4.00.

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

Revision fees: A \$80.00 revision will be charged for each submission.

A re-inspection fee of \$42.75 (each) will be charged.

For all permits over \$2,500 a recorded Notice of Commencement is required.
Fee: \$5

The cost estimate used for new single family, duplex, new construction; residences will be calculated at \$275.00 per square foot for habitable space and \$138.00 for non-habitable space.

DETAILED BUILDING AND "SPECIALITY" PERMIT FEES:

Boat Dock – Permit required when constructed or repaired at a cost exceeding \$750.
Fee: One percent of the value of the work with a minimum of \$80.00.

Boat Lift – Permit required when constructed at a cost exceeding \$750. Permanent electrical wiring requires an electrical permit.
Fee: One percent of the value of the work with a minimum of \$80.00.

Concrete Slab – Permit required for work such as a concrete slab under an elevated building, pool deck or patio when the cost exceeds \$750.
Fee: One percent of the value of the work with a minimum of \$80.00.

Demolition – Permit 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.
Fee: The fee to demolish a building is \$53.25.

Fire alarm system – Permit required when a commercial fire alarm is being installed or when alarm horns or pull stations are being relocated.
Fee: One percent of the value of the work with a minimum of \$80.00.
Fee: SFRD: TBD.

Fire extinguishing system – Permit required for an automatic fire extinguishing system in a commercial kitchen exhaust hood or an automatic fire sprinkler system.
Fee: One percent of the value of the work with a minimum of \$80.00.
Fee: SFRD: TBD

Kitchen hood and exhaust system for commercial application – Permit required for a commercial hood and exhaust system or remodeling of an existing installation.
Fee: Permit \$37.50 plus \$53.25 for the first \$1,000 + \$13.00 for each additional \$1,000 or part thereof.

Liquid petroleum – Permit required for an L.P. tank and/or piping installation.
Fee: One percent of the value of the work, even though the tank may be leased, with a minimum fee of \$37.50.
Fee: SFRD: TBD.

Mobile home – Permit required for the foundation when a mobile home is installed, relocated, replaced, or an addition is planned.
Fee: One percent of the value of the work with a minimum of \$80.00.

Moving a structure – Permit required when moving a structure on private or city streets. An additional permit is required for the foundation and remodeling project.
Fee: A fee of \$107.00 for moving a building, plus \$107.00 for examination of the structure for building code violations and substandard construction; if required. Additional fee of one percent is required for foundation and remodeling costs with a minimum fee of \$80.00.

Screen enclosure – Permit required for a screen enclosure being installed, replaced, or repaired at a cost exceeding \$750. Fee: One percent of the value of the work with a minimum permit fee of \$80.00.

Shutters – Permit required for the installation of decorative shutters or storm shutters when the value of the work exceeds \$750.
Fee: One percent of the value of the work, with a minimum fee \$80.00.

Solar pool/water heater - Permit required when a solar pool heater or solar water heater is installed or repaired when the value of the work exceeds \$750.
Fee: One percent of the value of the work, with a minimum fee \$80.00.

Swimming pool, spa or deck – Permit required whenever a new pool, spa or deck is installed or when repaired and the value of the work exceeds \$750, except when a permit is not required for replacement of finish such as paint or marcite.
Fee: One percent 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 and Rescue Department inspection is required after installation for compliance with fire safety regulations.
Fee: \$50.00 plus SFRD fee; TBD.

Temporary Certificate of Occupancy: \$500.00.

Permit Cancellation Fee: \$25.00.