

10. OLD BUSINESS

- a. Discussion and staff direction regarding replacing Chapter 7 “Building Regulations” of the code requiring a building permit when material and labor exceed \$750.00 to \$1,250.00 (Councilmember Jennings)



MEMORANDUM

DATE: November 29, 2010

TO: Harold Law, Building Official 

FROM: Judie Zimomra, City Manager

SUBJECT: In Response to a Councilmember's request regarding Building Permits

A question has been raised to whether or not we should raise the minimum threshold for required building permits. The value of \$750.00 has been around for a long time in the City of Sanibel. We have had many versions of the Building Code since the minimum has been in effect.

The 2007 Florida Building Code, Section 105 Permits:
"Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."

We have talked to all surrounding Municipalities and Lee County about their policies on small permits. None of the other government entities use a numerical minimum in determining the requirement for obtaining a Building Permit. They look at each project and take it on a case by case basis to determine the need for a permit to meet the Florida Building Code.

We may need to change our policy on Building Permits by removing the minimum not increasing the minimum which would give more room to create unsafe conditions.

Cc: Sanibel City Council
Kenneth B. Cuyler, City Attorney

HL/dr