

STRUCTURAL ENGINEERING AND INSPECTIONS, INC.
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Technical Bulletin 09-016

City Of Tampa – Work Exempt from Permit

5-105.2. Work exempt from permits. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code. As provided for herein, the following shall be exempt from the permit requirements of this Code:

Building.

1. Permits are not required if exempted by federal or State of Florida law.
2. Floor covering (carpet, vinyl, tile etc.), painting, wallpapering, cabinetwork, furnishings, decorations, shelving and gutters do not require a building permit regardless of the cost of the work.
3. Preliminary site investigation such as test borings, test pilings, well points, and soil sampling activities do not require a permit.
4. Placement of construction trailers on the jobsite once site plans have been approved.
5. The installation of new roof covering, or the recovering, re-roofing or repairing of an existing roof covering, either of which is five hundred (500) square feet or less.
6. The application of stucco or siding provided such application covers an area not in excess of five hundred (500) square feet or less.
7. The construction of any residential storage shed or the installation of any manufactured residential storage shed which has a gross floor area of one hundred fifty (150) square feet or less, intended for the type of storage associated with a residential building.
8. Maintenance work and minor electrical work performed by a maintenance supervisor regularly employed by an owner, occupant, or tenant of a commercial building.

Gas.

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Plumbing.

1. The repair of leaks, unstopping of sewers or waste pipes, repairing faucets or valves or cleaning of a septic tank where such work is located within the property lines, or for the stopping of leaks in drains, soil waste or vent pipe; provided, that should any trap, drain pipe, soil waste or vent pipe be or become defective and it becomes necessary to remove and replace the same with new materials in any part or parts, the same shall be considered as new work.
2. The clearing of stoppage, or the repairing of leaks in pipes, valves, or fixtures, when such repairs do not involve or require the replacement of fixtures.

Mechanical.

1. Any portable heating appliance;
2. Any portable ventilation equipment;
3. Any portable cooling unit;

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4. Any steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter its approval or make it unsafe;
6. Any portable evaporative cooler;
7. Any self-contained refrigeration system containing 10 lb. (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less; and
8. The installation, replacement, removal, or metering of any load management control device.

5-105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

5-105.2.2 Minor repairs. Ordinary minor repairs or installation of replacement parts may be made with the prior approval of the building official without a permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; additionally, ordinary minor repairs shall not include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

Reference: City of Tampa Code Chapter 5 Building and Construction Regulations. Amendment date May 7,2009. *Section 5- 105.2: Work Exempt from Permits; Section 5-105.2.1: Emergency Repairs; Section 5-105.2.2: Minor repairs.*

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