

BUILDING PERMIT EXEMPTIONS



DESIGN SIGNATURE REQUIREMENTS



Development Services
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FBC 2020 105.2: (EXEMPT FROM BUILDING PERMIT)

[A] 105.2 Work exempt from permit.

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. *Permits* shall not be required for the following:

- Gas
 1. Portable heating appliance.
 2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- Mechanical
 1. Portable heating appliance.
 2. Portable ventilation equipment.
 3. Portable cooling unit.
 4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
 5. Replacement of any part that does not alter its approval or make it unsafe.
 6. Portable evaporative cooler.
 7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.
 8. The installation, replacement, removal or metering of any load management control device.
- Plumbing
 1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
 2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

[A] 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*.

[A] 105.2.2 Minor repairs.

Ordinary minor repairs may be made with the 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; nor shall ordinary repairs 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.

DOCUMENTS REQUIRED TO BE SIGNED AND SEALED BY A DESIGN PROFESSIONAL

GENERAL CONDITION

If the plans are prepared by a design professional that is an architect or engineer legally registered under the laws of this state regulating the practice of architecture or engineering, then he or she shall affix his or her official seal to said drawings, specifications and accompanying data. If the plans are prepared by a contractor, then the qualifying agent shall affix his or her Miami-Dade County or State of Florida Certificate of Competency number and notarized signature to the title block on the plans and any other drawings, specifications or documents submitted.

GROUP OCCUPANCY PROFESSIONAL DISCIPLINE (see notes 1, 2 and 3)		DESIGN CRITERIA	DESIGN PROFESSIONAL REQUIREMENT
One and two family dwelling or town home	Architecture	Architectural requirements (site requirements, fire resistant construction, smoke detectors location, egress requirements, accessibility requirements, finishes, roofing system).	No professional required. F.S. 481.229
One and two family dwelling or town home	Structural	Structural requirements (structural systems to support and transfer to the ground gravity and wind loads, connections between structural elements and design calculations).	Professional Engineer or Registered Architect (when incidental to architectural design).
One and two family dwelling or town home	Electrical	Electrical requirements (service panel, panel schedule, receptacles, switches, electrical equipment, load calculations) for buildings with aggregate service capacity of less than 600 amperes (240 volts) .	Registered Architect (when incidental to architectural design). Electrical Contractor Professional Engineer
One and two family dwelling or town home	Electrical	Electrical requirements (service panel, panel schedule, receptacles, switches, electrical equipment, load calculations) for buildings with aggregate service capacity of more than 600 amperes (240 volts) .	Professional Engineer

GROUP OCCUPANCY PROFESSIONAL DISCIPLINE
(see notes 1, 2 and 3)

DESIGN CRITERIA

DESIGN PROFESSIONAL REQUIREMENT

One and two family dwelling or town home	Plumbing	Plumbing requirements (sanitary and water systems, riser diagrams, number and location of all fixtures) for plumbing systems with less than 250 fixture units or costing \$50,000 or less.	Registered Architect (when incidental to their architectural design). Plumbing Contractor Professional Engineer
One and two family dwelling or town home	Plumbing	Plumbing requirements (sanitary and water systems, riser diagrams, number and location of all fixtures) for plumbing systems with more than 250 fixture units or costing more than \$50,000.	Professional Engineer
One and two family dwelling or town home	Mechanical	Mechanical requirements (ducts, diffuser sizes, fan coil and condensing units, energy calculations) for heat, ventilation and AC systems of less than 15 tons designed to accommodate less than 100 persons or costing less than \$50,000.	Registered Architect (when incidental to their architectural design). Mechanical Contractor Professional Engineer
One and two family dwelling or town home	Mechanical	Mechanical requirements (ducts, diffuser sizes, fan coil and condensing units, energy calculations) for heat, ventilation and AC systems of more than 15 tons, designed to accommodate more than 100 persons or costing more than \$50,000.	Professional Engineer
All Other Occupancies	Architectural	Architectural requirements (site requirements, fire resistant construction, smoke detectors location, egress requirements, accessibility requirements, finishes, roofing systems) for buildings not intended for public use costing less than \$25,000.	No professional required F.S. 481.229

GROUP OCCUPANCY PROFESSIONAL DISCIPLINE
(see notes 1, 2 and 3)

DESIGN CRITERIA

DESIGN PROFESSIONAL REQUIREMENT

All Other Occupancies	Architectural	Architectural requirements (site requirements, fire resistant construction, smoke detectors location, egress requirements, accessibility requirements, finishes, roofing systems) for buildings not intended for public use costing more than \$25,000 and for all buildings intended for public use.	Registered Architect Professional Engineer registered in the Civil or Structural discipline (when incidental to their engineering design). F.S. 471.003(3)
All other occupancies	Architectural	Site plan for state approved buildings	Registered Architect Professional Engineer registered in the Civil or Structural disciplines (when incidental to engineering design). F.S. 471.003(3)
All other occupancies	Structural	Structural requirements (structural systems to support and transfer to ground gravity and wind loads, connection between structural elements and design calculations).	Professional Engineer Registered Architect when incidental to their architectural design. F.S. 481.229(4)
All other occupancies	Structural	Special inspector reports, structural inspection plan and reports for threshold buildings, shoring and re-shoring plans, 40/50 year re-certification reports and similar engineering reports.	Professional Engineer Registered Architect
All other occupancies	Structural	Foundation plan for state approved buildings	Professional Engineer Registered Architect (when incidental to architectural design).

GROUP OCCUPANCY PROFESSIONAL DISCIPLINE
(see notes 1, 2 and 3)

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DESIGN CRITERIA

All other occupancies	Structural	Wood and masonry fences to be constructed in accordance with the Building Department prescriptive details.	No professional required.
All other occupancies	Electrical	Electrical requirements (service panels, panel schedule, receptacles, switches, electrical equipment, for buildings with aggregate services of less than 800 amperes (240 volts)).	Electrical Contractor Registered Architect (when incidental to their architectural design). F.S. 481.229(4) Professional Engineer
All other occupancies	Electrical	Electrical requirements (service panels, panel schedule, receptacles, switches, and electrical equipment, for buildings with aggregate services of more than 800 amperes (240 volts)).	Professional Engineer
All other occupancies	Electrical	State approved buildings	No professional required.
All other occupancies	Plumbing	Plumbing requirements (sanitary and water systems, riser diagrams, number and location of all fixtures) for plumbing systems with less than 250 fixture units or costing less than \$50,000 .	Professional Architect (when incidental to architectural design). Plumbing Contractor Professional Engineer
All other occupancies	Plumbing	Plumbing requirements (sanitary and water systems, riser diagrams, number and location of all fixtures) for plumbing systems with more than 250 fixture units or costing more than \$50,000 .	Professional Engineer

GROUP OCCUPANCY PROFESSIONAL DISCIPLINE
(see notes 1, 2 and 3)

DESIGN CRITERIA

DESIGN PROFESSIONAL REQUIREMENT

All other occupancies	Plumbing	State approved buildings	No professional required.
All other occupancies	Mechanical	Mechanical requirements (ducts, diffuser sizes, fan coil and condensing units, energy calculations) for heat, ventilation and AC systems of less than 15 ton designed to accommodate less than 100 persons or costing \$50,000 or less.	Registered Architect (when incidental to architectural design). Mechanical Contractor Professional Engineer
All other occupancies	Mechanical	Mechanical requirements (ducts, diffuser sizes, fan coil and condensing units, energy calculations) for heat, ventilation and AC systems of more than 15 tons designed to accommodate more than 100 persons or costing more than \$50,000.00.	Professional Engineer
All other occupancies	Mechanical	Fire sprinkler documents for new systems with less than 50 sprinkler heads or alteration of less than 50 sprinkler heads in existing systems.	Contractor I, II & III certified under F.S. 633.521. Professional Engineer
All other occupancies	Mechanical	Fire sprinkler documents new and existing systems with more than 50 sprinkler heads.	Professional Engineer
All other occupancies	Mechanical	State approved buildings	No professional required.
All other occupancies	Specialized Systems	Specialized mechanical, electrical and plumbing systems related to medical gas, oxygen, steam, vacuum, toxic air infiltration halon, fire detection and alarm systems which cost less than \$5,000.	Mechanical, electrical and plumbing contractors respectively. Registered Architect (when incidental to architectural design). F.S. 481.229(4) Professional Engineer.

GROUP OCCUPANCY PROFESSIONAL DISCIPLINE
(see notes 1, 2 and 3)

DESIGN CRITERIA

DESIGN PROFESSIONAL REQUIREMENT

All other occupancies	Specialized Systems	Specialized mechanical, electrical and plumbing systems related to medical gas, oxygen, steam, vacuum, toxic air infiltration halon, fire detection and alarm systems which cost more than \$5,000 .	Professional Engineer
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NOTES

- (1) Applies to new construction, additions and alterations.
- (2) Permits by Affidavit.
- (3) If plans are prepared by an architect or engineer and submitted under the Professional Certification Program established under Section 2-1265 of the Code of Miami-Dade County, then to the extent required by the Florida Building Code the architect or engineer must affix his or her official seal to the drawings, specifications and accompanying data. Any affidavit executed by a registered person (architect or engineer), any and all amendments to the permit applications and related construction documents, any inspection reports and the certification upon completion of the work must be signed and sealed as well.