

You may also visit our website at [www.pbcgov.com/pzb/building](http://www.pbcgov.com/pzb/building)

Permit Center or One Stop permitting to view and download Building Division's most used forms, applications, variances, links and additional resources for your permitting needs.

Fees - To view the current construction permit fee schedule for permit fees.

Codes - To view the currently adopted technical standards for construction in Palm Beach County.

Contractor Tracking - To track particular contractors who are certified within Palm Beach County.

Product Approval - Statewide and local information.

Permit Tracking - After issuance or to request or review inspection history, you may select Permit Tracking or Plan Review Tracking. You will need your permit number or a plans review to track.

Inspection information - To find inspection codes and phone numbers to schedule your inspection.

Flood Information - How to find your flood zone. Flood Damage Prevention Ordinance

Technical Amendments - Shed Prescriptive Design

Surge Area Mapping Systems - Hurricane evacuation zone and evacuation information.

The Permit Center hours are Monday through Friday from 8:00 a.m. to 5:00 p.m., except holidays. The last sign in for Permit Application is 4:30 p.m.

The South County Office is open for pick up and drop off services only. The hours of operation are Monday and Thursday 8:00 a.m. - 12:00p.m. and 1:00p.m. -5:00 p.m.



**Palm Beach County  
Board of County Commissioners**

**Main County Office**

2300 N. Jog Road  
West Palm Beach, Florida 33411  
561-233-5101

**South County Office**

345 S. Congress Avenue, Suite 102  
Delray Beach, Florida 33445  
561-276-1284

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# ITEMS NOT REQUIRING A PERMIT

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**Planning, Zoning &  
Building Department**

**Building Division  
561-233-5100**

Section 105 of the Palm Beach County Amendments to the Florida Building Code requires permits for most construction-related work. Various improvements to real property may not require a Building permit or Zoning review. Some may require only a Zoning review, and are exempt from inspection and Building Code review. These improvements are termed Type 1- Site Plan Review Permits. The work exempted must still be constructed in accordance with minimum code standards. Other improvements for certain structures on actively functioning farms are subject to agricultural exemption from Building Code enforcement by Florida Statute.

### **ITEMS NOT REQUIRING A PERMIT**

**A/C** – Replacement of an existing window unit with an existing dedicated electrical outlet.

**AC/Heating** – Repair of existing system and/or replacement of any part that does not alter the system listing or make it unsafe.

**Ceiling Fan** – Replacement of existing fan using existing fan box and wiring.

**Ceramic Tile** – Remove and replace (not on fire-rated assemblies).

**Dishwasher** – Exact replacement; same wattage.

**Door** – Replacement of any exterior door (excluding overhead doors) within the existing jam; once in a 12-month period (1 and 2 family dwellings only).

**Door** – Remove and replace any interior residential door within the individual unit in the same location.

**Driveway** – Sealcoat asphalt (1 and 2 family dwellings only).

**Drywall** – Minor repairs if value of work is under \$1,000 (1 and 2 family dwellings only, not involving fire-rated assemblies).

**Faucet** – Replace existing (not involving removal of drywall).

**Fence** – Minor repair or exact replacement of a permitted fence up to \$1,000 fair market value, excluding pool barriers.

**Gutters and Leaders** – On 1 and 2 family dwellings.

**Kitchen cabinet** - Exact replacement only with no change in configuration of electrical or plumbing (1 and 2 family dwellings).

**Light Fixtures** – Replace “like for like” in existing lighting outlet (1 and 2 family dwellings only).

**Outlet or switch** – Replace existing outlet or switch with appropriate type within existing junction box.

#### **Painting**

**Pavers** – Sand set that are not a pool/spa deck or within five feet of a pool (1 and 2 family dwellings only), excluding driveways or turnouts.

**Playground equipment, Manufactured** - Site-built play enclosures less than 6' x 6' x 6'H (1 and 2 family dwellings only). (Uses must still meet accessory setback requirements.)

**Portable/Manufactured Pool or Spa** – Less than 24 inches deep.

**Roof** – Minor repair of existing roof covering less than \$1,000 fair market value.

**Satellite Dish Antennas** – Residential 1 meter or less in diameter. Commercial 2 meters or less in diameter.

**Screen room** – Rescreening to \$1,000 value.

**Siding** – Minor repair to existing under \$1,000 value.

**Sink** – Exact replacement in same location only.

**Soffit or Fascia** – Minor repair or replacement up to \$1,000 in value, which does not involve structural members.

**Stucco** – Minor repair of existing stucco finish, if value of work is under \$1,000.

**Water Closet** – Replacement in same location.

**Water Heater** – Repair or replace heating elements.

**Window** – Repair within existing frame, if value of work is under \$1,000.

**Wood Deck** – Minor replacement of existing decking under \$1,000 (1 and 2 family dwelling only).

## **AGRICULTURAL EXEMPTIONS**

Non-residential Buildings on Farms – Zoning Approval is required.

For additional information refer to PZB-PPM MD-RI-002.

## **SITE PLAN REVIEW PERMITS**

- Court Surfaces – (1 and 2 family dwellings).
- Driveway, Parking, Resurfacing, Repaving (1 and 2 family dwelling only). No expansion of paved area, or in R.O.W.
- Fence – (1 and 2 family dwelling), except zero lot line, safe site corners and pool barriers.
- Flag Poles – Less than 20 feet high.
- Painted Walls Signs
- Slab – (1 and 2 family dwelling) – Not for future structure, and not including footers or located within 5 feet of a pool.
- Planters – Less than 3 feet in height.
- Accessory Enclosure (sheds) – Max. 6' x 6' x 6'H for single-family dwelling only.

This list is a concise guide to Palm Beach County Building Division Policies and local Building Codes. In the event of a conflict between this document and a specific rule or regulation, the law shall control. **All work must meet current code standards.**

### **NOTE:**

If you are proposing any other type of improvement or replacement to your home that is not identified on this list, please contact the Building Division, Permit Center Help Desk at 561-233-5120.