



City of Marco Island

January 21, 2010

All Marco Island Multi-Family Property Owners,

The Florida Building Code Section 105.1 requires permits to be obtained prior to the beginning of work, to construct, enlarge, alter, repair, move, demolish or to erect, install, remove, re-install, convert or replace any exterior doors, windows, electrical, gas, mechanical, plumbing components or systems which are regulated by this code.

City of Marco Island Ordinance 09-03 Section 105.3.8 states all construction within the city limits shall be performed through and supervised by a licensed general contractor.

Florida Statute 489 and Article III, Chapter 22 of the Code of Laws & Ordinances for Collier County, define the licenses that are required to contract the above-described work. General or Building contractors are always required to do remodeling work in Multi-Family Buildings. Unit owners cannot contract the work themselves. Replacement of built-in cabinets, counter tops, lavatories, sinks, tubs and shower surrounds, all require a building permit.

Installation of drapes, wall coverings, painting, carpet and floor tile do not require a permit. Wall tiling that requires the replacement of the backing board also requires a permit. Also, the pulling, replacement, and resetting of toilets above the first floor, requires a Plumbing Permit (available at a reduced rate). The integrity of the firewalls must be maintained and inspected by the Building Department and Fire Department to insure the proper fire-rated materials are installed correctly and to insure that combustible materials are not concealed within Tall Buildings (per Sec 603.1 Florida Building Code).

It is not the Building Department's intent to drive up the cost of a job (large or small) with permit fees. But we intend to protect the lives and property in the adjoining units and common areas.

If the intended work doesn't fit in any of the categories listed above, call the Building Department to clarify the scope of work and whether a permit will be required.

Thank you,

Robert H. Mahar
Building Official
City of Marco Island
(239) 389-5058