



City of Marco Island

February 4, 2016

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 any building or part thereof, 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 12-03 Section 105.3.8 states all construction within the city limits shall be performed through and supervised by a licensed General or Building 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 requires the replacement of the backing board and 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 (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 of the subject unit and the adjoining units and common areas.

If the intended work doesn't fit in any of the categories listed above, call the Building Department at (239) 389-5059 to clarify the scope of work and whether a permit will be required.

Thank you,

Joseph Berko
Building Official, City of Marco Island



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Florida Building Code 5th Edition (2014) Building

SECTION 603 COMBUSTIBLE MATERIAL IN TYPE I AND II CONSTRUCTION

603.1 Allowable materials.

Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3:

1. *Fire-retardant-treated wood* shall be permitted in:

1.1. Nonbearing partitions where the required *fire-resistance rating* is 2 hours or less.

1.2. Nonbearing *exterior walls* where fire-resistance rated construction is not required.

1.3. Roof construction, including girders, trusses, framing and decking.