

September 9, 2002

All Marco Island Multi-Family Property Owners,

The Florida Building Code Section 104.1 requires permits to be obtained prior to the beginning of work to construct, enlarge, alter, repair, move, demolish or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the technical codes.

Florida Statute 553.03 – Plumbing “Minor Maintenance” is those repairs involving only the working parts of a faucet or valve, the clearance of stoppage, repairing of leaks or replacement of defective faucets or valves.

553.03 also defines the licenses that are required to contract the above-described work. General or Building contractors are usually required to do remodeling work in Multi-Family Buildings. Unit owners cannot contract the work themselves. Replacement of built-in cabinets, lavatories, toilets, sinks, tubs and shower conversions, 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. The integrity of the firewalls must be maintained and inspected.

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.

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