



Manatee County Government Development Services Department

This document was developed to provide educational information to the general public. It will assist with some of the common questions asked on a daily basis. The information below is for educational purposes only and does not include all scopes of work that requires/does not require a permit. It is also not limited to or incorporate all requirements or details. For further explanation and additional information contact the Building & Development Services Department, at 941-748-4501 Ext 6893 or visit our website at www.myanatee.org. The Building and Development Services Permitting Office is open Monday – Friday 8:00am till 4:00pm.

The following activities require a State Certified or Locally Licensed Contractor and a Building Permit:

(An owner can serve as a contractor providing the building or residence is for their own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that has been built or substantially improved by an owner is sold or leased within 1 year after the construction is complete, the law will presume that the owner built or substantially improved it for sale or lease, which violates this exemption.) FS 489.103

Building:

1. New Roofs and re-roofs (mobile homes itself not covered under FBC- license required but no permit) *see item 20 on next page
2. Windows & Doors (Includes new openings and closing of existing opening)
3. Attached Decks 120 sq.ft. or larger and 30” or higher (with or without a roof)
4. Ramps and elevated walkways
5. New/Replacement of siding.
6. Kitchen remodel (only if adding or altering existing electrical, plumbing, building, or walls)
7. Renovation of existing structures
8. Masonry fences/walls and columns (Residential and Commercial)
9. Drywall (work below the base flood elevation, firewalls, load bearing walls, and involves work to plumbing, electrical, or air conditioning)
10. Replacement/Repair of rotten wood (only if load bearing or structural significant)
11. New/Replacement of fascia and soffits.
12. Ceiling fans (If new wires are installed or wires are connected to existing wires)
13. Additions (including mobile homes)
14. New carport, porch, and screen room (No permit required on screening of existing porch or lanai with existing roof and floor/slab. If any portion of the walls are closed in with panels, etc. or kick in higher than 12” will require a permit.
15. Sheds (includes prefabricated) * see exemption below on item 17*
16. Barn/Animal shelters (A exemption permit required if it is a bona fide working farm and having a FEIN)
17. Concrete slab with footers
18. Swimming pools (including above ground pools that exceed 24” inches in height)
19. Foam Insulation on commercial structures
20. Foam Insulation on commercial structures
21. Demolition of structures/pools
22. Paint Booths
23. Any detached deck over 30 inches and/or over 120 square feet requires a permit. All attached decks require a permit. **Detached Decks that are under 30 inches in height and under 120 square foot in size.**

Electrical:

1. Any alteration of electrical
2. Residential low voltage (wired or wireless) (No permit required unless cost exceeds \$5000 within any 12-month period)
3. T-Pole on Construction Trailers
4. T-Pole for Irrigation and Wells
5. Service Changes (Residential/Commercial)

Mechanical:

1. Replacement and New Air Conditioners
2. Replacement and New Install Duct Work
3. Range Hoods
4. Walk-In Coolers

Gas:

1. Natural Gas Line install
2. Propane Tank install
3. Natural Gas/Propane Gas Water Heater Install
4. Natural Gas/Propane Gas Pool Heater Install

Plumbing:

1. Tankless water heater replacement/new install
2. Water heater replacement/new install *see exemption #2 below

3. Backflow replacement/new install
4. Re-pipe
5. New water service
6. New sewer/replacement

The following activities do not require a permit:

Building:

1. Painting
2. Wallpaper and other wall coverings
3. Rescreening, any repairs of hardware or fasteners but requires a license.
4. Pressure cleaning
5. Trim carpentry
6. Flooring (tile, carpet, laminate, wood, etc.)
7. Paneling (Indoor nonstructural)
8. Shelving (New Commercial may require a permit)
9. Popcorn ceilings (remove and refinish)
10. Cabinet installation
11. Ceiling fans (if plugged into an existing electrical outlet)
12. Residential home alarms (wired or wireless – if under \$5000)
13. Replacing of old drywall to new (Installation or replacement of drywall if the contract does not include work on load bearing walls or any plumbing, electrical, or air conditioning work.)
14. Insulation on residential.
15. Non-Structural residential fences, such as wood, chain link and vinyl are exempt from obtaining a building permit when located on a one or two-family lot that is not located in the Regulatory Floodplain.
16. Window in Mobile homes (Permit is required for any additions to the original Mobile Home)
17. Prefabricated sheds used as tool and storage, playhouses and similar uses provided the floor area does not exceed 120 square feet and not over 8 feet high, calculated from mean roof height, however zoning and flood regulations will still apply.
18. Roof Overs (not free standing), re roofs on mobile homes as delivered from factory do not need a permit but does require a license. Any addition to the Mobile home does require permit and license.
19. Installation or repair of satellite antennas that are one meter (approx. 39 inches) or less in diameter which are located on commercial or industrial properties. For residential properties, the installation or repair of satellite antennas attached to primary structures which are one meter (approx. 39 inches) or less in diameter are exempt from permit requirements. Note: permit exemption does not exclude dishes from being safely installed.
20. Playground equipment (swings, slides, monkey bars, basketball hoops, doghouses and pump covers) for residential use. All equipment and structures must meet zoning setbacks. Any electric service to such playground equipment or any structural element such as footers/structural slabs requires a permit and compliance with the Florida Building Code.
21. Detached Decks that are under 30 inches in height and under 120 square foot in size. **Any detached deck over 30 inches and/or over 120 square feet requires a permit. All attached decks require a permit.**
22. Non-structural concrete/paver patios

Electrical:

1. Repair or replacement of electrical wall switches and wall outlet devices (receptacles) 20 amps and 120 volts or less.
2. Low-voltage electrical systems in single-family residences, duplexes and townhouses (excludes condos)
3. Portable heating appliances

Mechanical:

1. Replacement of window air conditioning unit
2. Installation of ductless range hoods
3. Portable heating appliances
4. Portable cooling unit
5. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code
6. Replacement of any part which does not alter its approval or make it unsafe
7. Portable evaporative cooler
8. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of one-horsepower (746 W) or less
9. The installation, replacement, removal or metering or any load management control device
10. Repair of residential air conditioning duct
11. Repair/replacement of residential coil, compressor or refrigerant piping by licensed air conditioning or mechanical contractor
12. Repair/replacement of residential non-combustion heating by licensed air conditioning or mechanical contractor
13. Repair of residential ventilation fans

Gas:

1. Portable heating device
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe

Plumbing:

1. Replacing of plumbing fixtures such as toilets and faucets providing no rough plumbing has been changed
2. Water heaters change out - electric to electric ONLY, same size, same location (commercial and residential)
3. Irrigation only (Backflow replacement - See requirements for back-flow requirements for license and permits)
4. Stopping of leaks in drains, water, soil, waste or vent pipes provided, however, that is 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 new work and a permit shall be obtained and inspection made as provided in this code.
5. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation if water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
6. Repair/replacement of residential dishwasher
7. Repair/replacement of residential disposal
8. Repair of residential irrigation system
9. Repair of residential domestic water service/lines
10. Repair to building sewer line (excluding repair or replacement o interceptors/separators, by licensed plumbing contractors)
11. Repair/replacement of residential pool equipment other than pool heater
12. Repair/replacement of residential shut-off valve on a domestic water line

Types of Contractor Licenses offered by Division of Business and Professional Regulations (DBPR)

(Contractors shall establish a Qualification File with the County prior to performing any work). Please note: Manatee County does not Reciprocate Registered licenses. All Registered license holders must be current and active in Manatee County. To verify a license please contact the Licensing Department – licensing@mymanatee.org or 941-748-4501 Ext 6893.

1. General (CG & RG)
2. Building (CB & RB)
3. Residential (CR & RR)
4. Sheet Metal (CS & RS)
5. Roofing (CC & RC)
6. Air Conditioning “Class A” (CA & RA)
7. Air Conditioning “Class B” (CA & RA)
8. Mechanical (CM & RM)
9. Commercial Swimming Pools/Spa (CP& RP)
10. Residential Swimming Pool/Spa (CP & RP)
11. Swimming Pool/Spa Servicing (CP & RP)
12. Plumbing (CF & RF)
Precision Tank Tester
13. Underground Utility and Excavation (CU)
14. Solar (CV)
15. Pollutant Storage System (PC)

16. Specialty (SCC, RX)

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| • Gypsum Drywall | • Gas Line | • Swimming Pool Finishes |
| • Demolition | • Marine | • Swimming Pool Layout |
| (Voluntary/Limitations) * | • Precision Tank Tester | • Swimming Pool Piping |
| • Glass and Glazing (Voluntary) * | • Residential Pool/Spa Servicing | • Swimming Pool Trim |
| • Irrigation (Voluntary) | • Solar Water Heater | • Swimming Pool Structural |
| • Industrial Facilities | • Structure | • Tower |
| • Pollutant Storage System | • Swimming Pool Decking | |
| • Tank Lining Applicator | • Swimming Pool Excavation | |

*** Denotes General, Building, or Residential Certification required in lieu of.**

17. Electrical (EC)
18. Alarm System I (EF)
19. Alarm System II (EG)
20. Registered Electrical Contractor (ER)
21. Registered Electrical Specialty Contractor (Locally Registered) (ET)
22. Specialty Electrical (ES)
 - Lighting Maintenance
 - Sign
 - Residential
 - Limited Energy
 - Utility Line

Types of Specialty Licenses offered by Manatee County:

1. Masonry and Concrete Contractors
2. Mason Contractor
3. Concrete Contractor
4. Journeyman Electrician and Plumbing
5. Garage Door Specialty Contractor