



# Town of Highland Beach

3614 SOUTH OCEAN BOULEVARD • HIGHLAND BEACH, FLORIDA 33487

Palm Beach County, Florida

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Mayor:  
Harold R. Hagelmann  
Vice Mayor:  
Joseph J. Asselta  
Commissioners:  
Rachael Scala-Pistone  
Miriam S. Zwick  
James W. Newill  
Town Manager:  
Dale S. Sugerman

## Do you need a Building Permit?

### Florida Building Code Chapter 1 Administration 104.1 Permit application

**§104.1.1 When required.** Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building or structure, or any outside area being used as part of the building's designated occupancy (single or mixed) 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, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work.

#### **The following specific items are included with the above and require a permit:**

- Any changes to exterior doors or windows.
- Any changes to interior entrance doors that lead from common areas to a dwelling unit and/or a storage area or mechanical closet..
- Any changes to party and/or fire walls.
- Any changes to Fire Sprinkler System.
- Install ceramic tile, marble, terrazzo, etc.
- Replace Kitchen and/or Vanity cabinets.
- Changes to and/or replacement of plumbing or electrical fixtures

#### **Permits are not required to:**

Paint, wallpaper, install wood flooring, install decorative moldings, reface (not replace) kitchen and/or vanity cabinets. Replace appliances such as dishwasher, refrigerator, stove, wash machine, dryer.

If any of these non permit items affect Fire Sprinklers and/or Fire Alarms, they will require a permit to insure that life safety systems are not comprised.

#### **Contractors:**

Contractors are required to have a Certificate of Competency (License) for the type of work they are performing. The Town registers contractors. Ask to see both the contractors Highland Beach Registration form and their Certificate of Competency.

#### **Owner/Builder**

Chapter 489 Florida Statutes prohibits Owner/Builder permits in multi-family buildings.