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Building Department

From: Terry Cotter CBO, CFM  
Subject: Florida Building Code Exemptions  
Date: March 1, 2019

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## EFFECTIVE DECEMBER 31, 2017

**This document shall declare and provide for exemptions and exclusion to the permitting and inspection requirements of the current edition of the Florida Building Code within the jurisdiction of the City of Fernandina Beach Florida.**

Pursuant to s. 553.79, F.S., unless the proposed work is specifically listed within this document as not requiring permit, any person, firm, corporation, or governmental entity 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 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 permits, prior to performing any work within all areas of the City of Fernandina Beach. This document shall be reviewed and updated as needed to provide compliance with the Florida Building Code, local ordinances, inter local agreements, and applicable Florida Statues.

**IMPORTANT:** s. 125.56 (6), F.S. states – Any person, firm, or corporation that violates any of the provisions of this section or of the Florida Building Code or then Florida Fire Prevention Code is guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s 775.083.

### **SECTION 1 Exemption provided by 6<sup>th</sup> Edition 2017 Florida Building Code, section 102 Applicability**

The Following building, structures, and facilities are exempt from the Florida Building Code as provided by law:

1. Buildings and structures specifically regulated and preempted by the Federal Government.
2. Railroads and ancillary facilities associated with the railroad.
3. Nonresidential farm buildings on farms.
4. Temporary buildings or sheds used exclusively for construction purposes.
5. Mobile or modular structures used as temporary offices, except that the provisions of part II (Section 553.501 – 553.513, Florida Statutes) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures.
6. Those structures or facilities of electric utilities, as defined in s. 366.02 which are directly involved in the generation, transmission, or distribution of electricity.
7. Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound recording equipment used in such production, on or off the premises.
8. Refer to 102.2 Building for a complete list.



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**Building Department**

**WORK EXEMPT FROM PERMIT**

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**Permits shall not be required for the following gas work:**

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

**Permits shall not be required for the following mechanical work:**

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by Florida Building Code.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 lb. (4.54kg) or less refrigerant and actuated by motors of 1 horsepower (0.75kw) or less.
8. The installation, replacement, removal, or metering of any load management control device.

**Permits shall not be required for the following plumbing work:**

1. The stopping of leaks in drains, water, soil, waste or vent pipe provided, however, that if 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 as new work and a permit shall be obtained and inspection made as provided in the Florida Building Code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangements of valves, pipes or fixtures.