### Items listed below do not require a Building Permit in the City of Miami Beach per FBC 105.2.2 Minor Repairs

<table>
<thead>
<tr>
<th><strong>General:</strong></th>
<th>Construction trailers and construction containers to be used by contractors only (No public use, any connection to the utilities will require permits)</th>
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</table>
| **Plumbing:** | Replacement of Toilet, Bidet, Urinal, Sink, Faucets, Disposal, Dishwasher, provided such replacements do not involve or require rearrangement of fixtures (2 Fixtures max.). Work must be performed & certified by a licensed contractor.  
The clearing of stoppages in pipes and fixtures. Work must be performed & certified by a licensed contractor. |
| **Electrical:** | Replacement of electrical luminaries (no modification of wiring or loads, 2 Fixtures max.). Work must be performed & certified by a licensed contractor.  
Replacement of electrical switches and receptacles with 20 amps and 120 volts or less (2 devices maximum). Work must be performed & certified by a licensed contractor.  
Replacement of satellite antenna with diameter less than 39” with existing wiring, (new wiring will require permits). Work must be performed & certified by a licensed contractor. |
| **Mechanical:** | Portable heating, cooling, ventilation (plugin appliances),  
Repair of air conditioning duct, repair ventilation fans, repair of heating and cooling unit parts. Work must be performed & certified by a licensed contractor. |

* Additional permit exemptions exist and can be found in the Florida Building Code Section 102.2

<table>
<thead>
<tr>
<th><strong>In addition to the items listed above</strong></th>
<th><strong>Single Family, Duplex, Triplex Work which is Exempt from permit</strong></th>
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<tbody>
<tr>
<td><strong>General:</strong></td>
<td>Single Family Residence Only Exempt from Under 16 sq. ft. of drywall repair or replacement.</td>
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</table>
| **Roofing:** | Roof repair work NON-structural in nature and does not affect life safety and does not exceed 10% of roof area or is 200 S.F. area of repair whichever is less. Work must be performed & certified by a licensed contractor.  
Repair of fascia/soffit 10% of max L.F. Work must be performed & certified by a licensed contractor.  
Rain gutters repair/replacement (By licensed contractor). |
| **Plumbing:** | Site Drainage Harmonization with City Storm Water System. Work performed by a licensed contractor under a DERM Class II permit. Work must be performed & certified by a licensed contractor.  
Repair Irrigation system. Work must be performed & certified by a licensed contractor.  
The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures. Work must be performed & certified by a licensed contractor. |
| **Electrical:** | Low voltage permits. Work must be performed & certified by a licensed contractor. |
| **Mechanical:** | No additional items for SFR |

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E-mail questions to [BPI@miamibeachfl.gov](mailto:BPI@miamibeachfl.gov)