

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

General:	Construction trailers and construction containers to be used by contractors only (No public use, any connection to the utilities will require permits)
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	

**In addition to the items listed above
Single Family, Duplex, Triplex Work which is Exempt from permit**

General:	Single Family Residence Only Exempt from Under 16 sq. ft. of drywall repair or replacement.
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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