

FREQUENTLY ASKED QUESTIONS

How long does it take to get a Building Permit?

Electrical, mechanical, plumbing, repairs and miscellaneous work permits are normally reviewed within one to two business days. Small commercial and residential new construction projects, additions and exterior alterations can take from two to three weeks for plan review. These permits require approval by the Board of Architects, Zoning and Building trades, Fire, Historical, Public Works and various outside agencies.

How do I get an approval to demolish an existing building?

The demolition of any building requires review by the Historical Resources and Cultural Arts Department, and if considered historically significant will require review by the Historic Preservation Board for consideration as a Local Historic Landmark.

How do I find out the status of my plans processing?

Status of plan reviews and inspections can be viewed online at the Coral Gables website (www.coralgables.com). Select *Permit Inquiry*, input the *Permit Number* or *Address* and then *Search for Permits*. Select *Actions* for a detailed list of review comments.



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THE CITY BEAUTIFUL

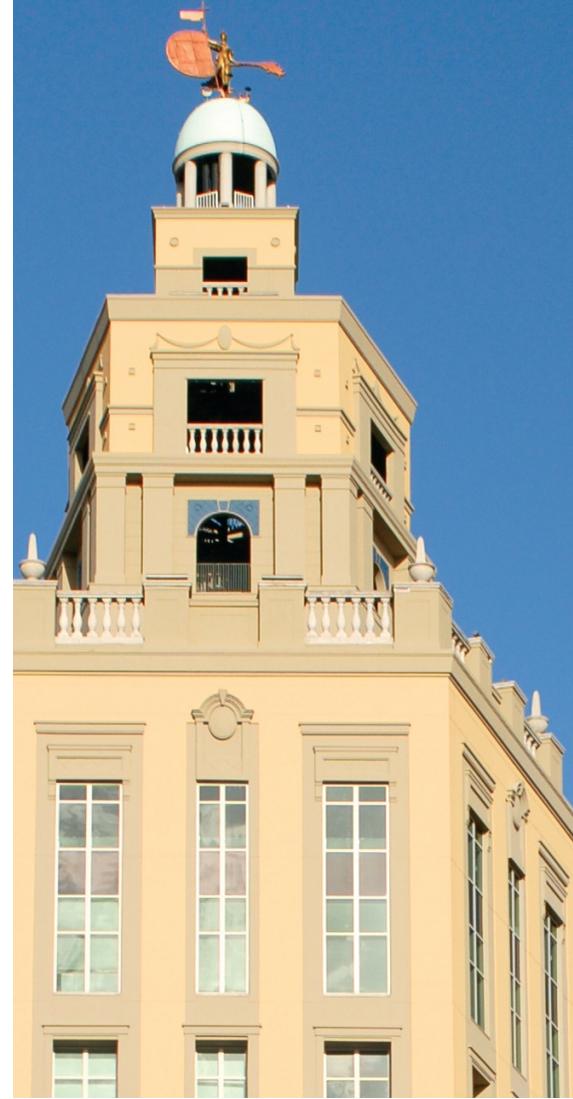
Celebrating 90 Years of a Dream Realized

Planning and Zoning	305 460-5211
Board of Architects	305 460-5238
Historical Resources	305 460-5093
Building Division	305 460-5235
Building Official	305 460-5242
Plan Status	305 460-5246
Inspections	305 460-5245
Code Enforcement	305 460-5226
Microfilm /Archive	305 460-5262

GUIDE TO

Building Development Permits & Inspections

DEVELOPMENT SERVICES ~ BUILDING DIVISION



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PLANNING & ZONING

Ensures compliance with Comprehensive Plan, Zoning Code and aesthetic standards of the City. Reviewers include:

- Development Review Committee
- Historic Preservation Board
- Board of Architects
- Planning & Zoning Board
- City Commission

BUILDING PERMIT

Enforces the Florida Building Code and the City Zoning Code to protect the health, safety and welfare of City residents and visitors. Reviewers include:

- Building
- Mechanical
- Electrical
- Plumbing
- Structural
- Fire
- Zoning
- Concurrency
- Public Works
- Public Service
- DERM
- WASD

BUILDING INSPECTION

Ensures compliance with approved design, safe construction practices and reduces impacts on surrounding areas. Inspections include:

- Building
- Mechanical
- Electrical
- Plumbing
- Structural
- Fire
- Zoning
- Public Works
- Public Service



A Building Permit is required for most types of commercial construction within the City of Coral Gables. Some general repairs or maintenance items might be exempted in consultation with the Building Official.

There are two types of permits:

1. For work affecting the exterior of the structure such as awnings, driveways, fences, paint, signs, windows, doors, additions and new construction, the City requires initial review and approval by the Board of Architects. Upon approval, the submittal is forwarded to the Building Division for code compliance, including all building trades and other City departments and outside agencies.
2. For interior work only, the application is submitted directly to the Building Division for code compliance review including all building trades and other City departments and outside agencies.

FEE SCHEDULE

The minimum fee for all building permits is \$114.19. This fee covers the cost of managing the permit process, multiple design reviews and site inspections. For new construction there is an upfront charge of \$1.00/sq. ft. which is credited toward the final fee of \$2.50/sq. ft.

Additional charges are collected for Miami-Dade County and Florida State operations related to property development. These expenses typically cost less than \$100.

- Permit Fee
- Shop Drawing Fee
- Document Preservation
- Lien Law
- Miami Dade Code Compliance
- Miami Dade Filing Fee
- Radon Gas Trust

ALTERNATIVE PLAN REVIEW

Owners have the option to use outside "Private Providers" or "Peer Reviewers" to assist the Building Division with plan review and inspections. Using these resources can expedite the permitting process and provide for a permit fee credit. Additional information is available at the Miami Dade County website and the City Building Division.

OUTSIDE AGENCIES

Most construction projects require review and approval by outside agencies such as the County Department of Environmental Resource Management (DERM) and the Water and Sewer Department (WASD). Owners are encouraged to discuss their building plans early with these agencies to determine the impact fees and utility expenses that will be incurred.



40-YEAR RECERTIFICATION

Under the Miami Dade County Code, a commercial building that has been in existence for 40 years is required to have an inspection of its structural and electrical systems. A follow-up recertification is required every 10 years thereafter. The City will notify owners when this is due and provide 90 days to submit the Recertification Report.