

The following projects do not require a permit

Work exempt from permit as per the Florida Building Code Section 105.2.

Exemptions from permit requirements of Florida Building Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the code. Permits shall not be required for the following:

Gas:

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

Mechanical:

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 this 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 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. The installation, replacement, removal or metering of any load management control device.

Plumbing:

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 this 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 rearrangement of valves, pipes or fixtures.

Emergency repairs.

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

Minor repairs.

Ordinary minor repairs may be made with the approval of the building official without a permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; additionally, ordinary minor repairs shall not include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

Definitions:

Repair: The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

Alteration: Any construction or renovation to an existing structure other than repair or addition.

City of Coral Gables specific exemptions:

- Fumigation Tenting

Residential (1 and 2 family dwelling)

- Pressure cleaning
- Interior flooring (floor refinishing, laminate, tile, rug, wood, etc.)
 - A permit is required when the drywall is replaced due to tile and/or cabinet removal.
- Clear or black sealant of an exterior surface (asphalt or concrete)
 - Area shall remain same size, same elevation and must not require striping.
- Re-grouting existing pavers/tiles.
- On October 1, 2013 the City of Coral Gables along with Miami-Dade County exempted single family residences, duplexes or townhouses from obtaining a low-voltage burglar alarm system electrical permit