



RESIDENTIAL WORK “NOT” REQUIRING A BUILDING PERMIT

City of Atlantic Beach Building Division

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Phone: (904) 247-5826 Email: Building-Dept@coab.us

The City of Atlantic Beach adopted [The Florida Building Code](#)

***This list is not exhaustive, please contact the Building Division to ensure a permit is not required.**

***Emergency work will require a permit to be issued the following business day, and all work must comply with the Florida Building Code and City of Atlantic Beach requirements.**

Work Exempt from Permit: [Section 105.2, 2023 FBC](#) Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code. *Permits* shall not be required for the following:

GAS

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

MECHANICAL

- Heating appliance, ventilation equipment, cooling unit or evaporative cooler (portable)
- Load management control device (installation, replacement, removal or metering of any)
- Refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less (self-contained)
- Replacement of any part that does not alter its approval or make it unsafe.
- Water piping within any heating or cooling equipment regulated by this code (steam, hot or chilled)

PLUMBING

- 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.
- 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.

MISCELLANEOUS

- Arbors/pergolas not more than 100 sf in area which have an open roof that does not shed water.
- Decks smaller than 150 sf and less than 30 inches off grade.
- Flag poles and pole type radio and television antenna not exceeding 35 feet in height.
- Painting, wallpapering, cabinets, countertops and similar finish work.
- Swings and other playground equipment.
- When repairing or maintaining less than 100 sf of non-structural elements of a building or structure, such as: exterior cladding repair, interior wall and ceiling repair.

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; nor shall ordinary repairs 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. [Section 105.2, 2023 FBC](#)