



Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability.

“It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act.”

HELPFUL HINTS WHEN PLANNING THAT HOME RENOVATION



A public information service of
Miami-Dade County
Building Department
Permitting & Inspection Center

11805 S.W. 26th Street (Coral Way)

Miami, Florida 33175-2474

(786) 315-2000

Monday-Friday

7:30 a.m. - 4:00 p.m.

www.miamidade.gov/bldg/

We're Here to Help!

Miami-Dade County's Building Department would like to help protect you against unscrupulous or unlicensed contractors as well as to inform you of your rights and responsibilities during home renovations.

This brochure is intended to help you understand and better utilize the services of the Building Department and to make you aware of the assistance we can offer.

Why Do I Need a Building Permit?

Not only is it the law, but building permits can also protect you. With a building permit, you get the advice of plan reviewers and inspectors who will approve each phase of your project, checking to see that the work is done in accordance with the Florida Building Code, Zoning laws and the approved plans. Additionally, a building permit is required to show compliance with sanitary, safety and welfare concerns, including required setbacks from property lines and adjacent structures.

Working without a permit, when a permit is required, can result in fines and can cause problems when you sell your home. More importantly, you lose the assurance that the work you're paying for is built to code, a minimum standard for safety.

When Do I Need to Get A Permit?

Permits are required for any new pools, structures or additions like screen enclosures, fences, sheds and carports or any new plumbing, electrical or mechanical air conditioning work. Also, exterior repair work like the replacement of windows, doors, siding or a new roof needs a permit. Interior renovations, like knocking down a wall or altering or repairing the electrical or plumbing system, including the replacement of a hot water heater or gas appliance, also require a permit.

You DO NOT need a permit when you paint or wallpaper the interior of your home, install a ceiling fan in an existing outlet, install portable playground equipment in your backyard, resurface a floor or other interior surface treatments.

For permit exemptions, refer to separate publication. If you're in doubt, check it out. Before you begin any home improvement, call the Permit Records Section at (786) 315-2100 between 7:30 a.m. and 4:30 p.m., Monday through Friday, to learn what you need to do to protect yourself.

How Do I Get A Building Permit?

Building permits are issued in the name of the person performing the work. Only licensed contractors or owner/builders may obtain a permit. Owner/builder permits are limited to the construction of one new single family residence or duplex every two years. However, owners can perform unlimited repairs to a single family residence for their own use and occupancy.

Where Do I Get A Permit?

Each municipality in Miami-Dade County has its own building official who issues building permits for work within that city's limits. If you live in a municipality, contact your city hall and ask for the Building Department. If you live in unincorporated Miami-Dade County, the Miami-Dade County Building Department has a location where you can obtain permits:

**Miami-Dade County
Permitting & Inspection Center**
11805 S.W. 26th Street (Coral Way)
Miami, FL 33175-2474
(786) 315-2100

If you wish to receive information and forms for obtaining a permit, please call one of the above offices or visit our website at www.miamidade.gov/bldg