

Your Guide to Permits



The City of Dunedin
Department of Community Services
737 Loudon Avenue
Dunedin, FL 34698
(727) 738-2936

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Overview

The City of Dunedin strives to ensure that all construction complies with the codes and requirements that make structures adequately sound and stable. The City does this by first checking to make sure that the plans are correct and then by inspecting the structure or component, sometimes more than once depending on the work (for example, roofs are inspected after the plywood is attached, and again after the shingles are affixed).

The City not only has requirements for the submission of plans, it also collects permit fees. This guide describes both of these processes. It should be noted, however, that when the valuation of the work being proposed does not exceed \$100.00, no permit is required. If an inspection is necessary or if a foundation or superstructure is involved, regardless of the valuation, a permit is required at a minimum fee of \$20.00. Any work started without the required permit will be charged at four times the permit fee. Finally, once your permit has been approved, all construction activity shall be between the hours of 6:00 AM and 7:00 PM, Monday through Saturday, and at no time on Sunday.

This guide lists the permit requirements for residential (both single-family (page 2) and multi-family (page 9)); commercial (page 9); sheds, swimming pools and spas (page 15); fences (page 16); signs (page 17); garage sales (page 17); and docks (page 27). Actual fee amounts begin on page 19.

Single Family Residential Construction

The following lists the minimum drawing requirements for any new residential construction, additions or renovations to residential structures, and any accessory buildings. Lines are provided for you to check off the requirements as you complete them.

- ___ I. General Requirements.
 - ___ A. All drawings shall be drawn to scale and show all dimensions (two sets required).
 - ___ B. All notes and details shall be specific, and shall not include the phrase “as per (local) code.”
 - ___ C. Submit only drawings and pertinent information relating to the building being considered for permit. All other information shall be clearly marked as “void,” “not used,” etc., and initialed by the engineer, architect or contractor.
 - ___ D. Any structural changes to sealed drawings shall be done with a change order and sealed by the architect or engineer who prepared the drawings.
 - ___ E. Items specified “or equal” shall be approved by the architect or engineer of record.
 - ___ F. Site plans and building plans shall correspond (no reverse plans).
 - ___ G. These requirements are not all inclusive of the code requirements for the proposed construction. Additional drawings, specifications and calculations may be required by the Building Official.
 - ___ H. Plans shall have the structural design criteria clearly indicated: wind loading, floor or roof live and dead loads and any others.
 - ___ I. All plans are to be sealed by an architect or engineer for structural work.
 - ___ J. Two (2) *sealed* surveys are required.
 - ___ K. Two (2) energy forms are required.
 - ___ L. Complete breakdown of square footage (i.e., living area, garage, screen room, covered porch, total area under roof, etc.) and names of all rooms.
 - ___ M. Two (2) sets of site plans showing:
 - ___ 1. Location of structure.

- ___ 2. Distance from property lines (setbacks).
- ___ 3. Elevations of property and finished floor slab.
- ___ 4. Drainage.
- ___ 5. Driveway—widths, thickness, dimensions, flares.
- ___ 6. Sidewalk— widths, thickness, dimensions.
- ___ 7. Utilities showing:
 - ___ a. Water lines and meter from structure to City’s lines noting size and type.
 - ___ b. Sewer line from structure to City’s lines noting size, type and pitch.
 - ___ c. Location of septic tanks.
- ___ N. Two (2) separate site plans showing location of trees.
- ___ O. A Notice of Commencement form for projects over \$2,500 (\$5,000 for Air Conditioning (A/C) change-outs) as required by Florida State Statute 713.135.
- ___ P. Once plans are submitted to the Community Services Department, the contractor must note the following on the Building Permit Application:
 - ___ 1. If a certified contractor is submitting, please show your City of Dunedin Business Permit number and State Card (FCILB) number on the application; or
 ___ If an owner/contractor is submitting, you must fill out Homeowner’s Affidavit and have it notarized. If the structure is a duplex, the owner must give a notarized affidavit stating that he will be living in one of the units.
 - ___ 2. A list of *all* sub-contractors, including that they have a current Dunedin Business Permit.
 - ___ 3. The valuation of all work to be completed.
- ___ Q. Flood zone requirements:
 - ___ 1. If the proposed structure is to be built in a flood “V” or “A” zone, plans must show *all* information required for flood zone construction (see Chapter 122, Article III,

Floodplain Management, *Uniform Development Code*).

- ___ 2. Show elevation for structure in “V” or “A” zones.
- ___ II. Plans shall show compliance with:
 - ___ A. Section 1606 of the *Florida Building Code*, 2001 Edition. Plans must give information required in 1606.1.7, and shall be sealed by an architect or engineer licensed in the State of Florida.
 - ___ B. Any other approved method by the *Florida Building Code*.
- ___ III. Minimum set of structural drawings shall consist of:
 - ___ A. Foundation plan or piling plan.
 - ___ 1. Footing schedule or piling plan.
 - ___ 2. Column pad size and reinforcement.
 - ___ 3. Interior and exterior footing size and reinforcing, including lapping of reinforcing.
 - ___ 4. Termite treatment of soil, vapor barrier, wire mesh or fiber mesh, minimum slab thickness, clean compacted fill under *all* slabs (fill of 12 inches or more must be tested).
 - ___ 5. Crawl space ventilation and access.
 - ___ 6. Concrete block construction to show all vertical and horizontal reinforcement.
 - ___ 7. If piling, show pile cap details, location plan and grade beam details
 - ___ 8. Piling foundation report, which meets Section 1805.1, *Florida Building Code*.
 - ___ B. Floor plans.
 - ___ 1. Show all shear wall locations (for concrete block, show vertical and horizontal reinforcing).
 - ___ 2. Show all interior bearing walls.
 - ___ 3. Show location of the construction to the existing structure. Denote use of the rooms adjacent to the proposed addition.

___ C. Wall sections.

___ 1. One story—frame or masonry construction

- ___ a. Foundation with reinforcement, minimum 12 inches below grade.
- ___ b. Pressure treated sill plate with anchor bolt size, spacing, embedment and washer size.
- ___ c. Denote size, grade and species of all structural lumber.
- ___ d. Stud size and spacing—specify top and bottom connection for bearing walls and interior wall covering.
- ___ e. Double top plate—show splicing for shear walls.
- ___ f. Wall and roof sheathing—size and type with nailing schedules.
- ___ g. Exterior finish—if stucco, show thickness; if siding, show compliance report.
- ___ h. Roof structure (trusses or conventional) — specify connections to wall and beams.
- ___ i. Show roof covering, underlayment and anchoring method (roof material required to meet ASTM D 3161).
- ___ j. Show continuous load path from roof to foundation specifying all connectors and their spacings.
- ___ k. Brick veneer—show additional footing width and tie schedule and flashing.
- ___ l. Indicate window in wall section and anchoring.
- ___ m. Indicate any special conditions.

___ 2. Two story.

- ___ Show all of the above plus floor structure specifying floor framing, connections to walls above and below and nailing schedules for floor

- sheathing.
- ___ 3. Interior bearing walls.
 - ___ Show all foundations; specify connections to foundation and roof structure.
 - ___ 4. Gable ends.
 - ___ Show all materials, sheathing, bracing, nailing schedules for sheathing and diaphragms and specify connections to wall below.
 - ___ 5. Chimneys.
 - ___ Show all materials, bracing, nailing schedules for sheathing, tie schedule for brick veneer and specifications for connections through roof structure.
 - ___ 6. Beams and columns.
 - ___ Show all materials; specify connection from foundation through the roof structure.
- ___ D. Roof framing plan.
- ___ 1. Direction, spans, bracing and spacing of roof structure.
 - ___ 2. Denote size, grade and species of lumber for all conventional framing.
 - ___ 3. Specify each roof member hold down connector.
 - ___ 4. Specify hold down connector sizes for all headers.
 - ___ 5. Specify all lintels – sizes, types and locations.
 - ___ 6. Sealed truss engineering is required at time of framing. Drawings shall show the geometry of components (profiles), framing plans or layouts, connection detail specifications, design loads (including uplift) and all bracing specifications).
 - ___ 7. Uplift of all beams and required hold down connectors.
 - ___ 8. Continuous tie beam around building or alternate reinforcing details.
- ___ E. Second story floor framing plan.

- ___ 1. Engineering and specifications for pre-engineered floor systems.
- ___ 2. Direction, span, bracing and spacing of floor structure.
- ___ 3. Pre-engineered members or sizes grade and species if conventionally framed.
- ___ 4. Nailing schedule of floor sheathing if used as a diaphragm.
- ___ 5. Uplift on all beams and required hold down connectors.
- ___ 6. Complete stair details showing tread and riser dimensions, handrail and guardrail height and baluster spacing and handrail size.
- ___ 7. Attic access to all concealed spaces.
- ___ 8. Second floor plan.
- ___ IV. Other general non-structural requirements.
 - ___ A. Floor plans.
 - ___ 1. Plumbing fixture locations.
 - ___ 2. Attic access location and size.
 - ___ 3. Emergency egress windows in bedrooms, size and location.
 - ___ 4. 2' 8" bathroom door on ground floor.
 - ___ 5. Safety glass in hazardous locations.
 - ___ 6. Door sizes.
 - ___ 7. Fire resistant construction (if required).
 - ___ B. Elevations.
 - ___ Show roof pitch, eave height, ceiling heights, length of roof overhangs, exterior wall finish, roof ventilation, chimney, guardrail at porches with dimensions, handrails at steps with dimensions and tread riser measurements for steps.
 - ___ C. Electrical layout.
 - ___ Show smoke detector layout.
 - ___ D. Additional details.

- ___ 1. Fireplaces.
 - ___ a. Location of prefabs on masonry.
 - ___ b. If masonry, provide complete section from foundation to top of chimney.
- ___ 2. Show door and window schedules or sizes on plans. Windows and exterior doors shall comply with the *Florida Building Code* wind load requirements.
- ___ E. Manufactured/mobile homes.
 - ___ 1. Site requirements.
 - ___ a. Setback/separation (assumed property lines).
 - ___ b. Location of septic tanks.
 - ___ 2. Structural.
 - ___ a. Wind zone.
 - ___ b. Anchoring.
 - ___ c. Blocking.

Please note that the Building Official may require other information in addition to the above items.

Multi-Family and Commercial Construction

The following lists the minimum plan review criteria for the construction of multi-family and commercial buildings:

- ___ I. Site Requirements.
 - ___ A. Parking.
 - ___ 1. Fire access.
 - ___ 2. Vehicle loading.
 - ___ 3. Driving/turning radius.
 - ___ B. Fire hydrant/water supply/Post Indicator Valve (PIV).
 - ___ C. Setback/separation (assumed property lines).
 - ___ Location of specific tanks, water lines and sewer lines.
- ___ II. Occupancy group and special occupancy requirements shall be determined.

- ___ III. Minimum type of construction shall be determined (Table 500, *Florida Building Code*).
- ___ IV. Fire resistant construction requirements shall include the following components:
 - ___ A. Fire resistant separations.
 - ___ B. Fire resistant protection for type of construction.
 - ___ C. Protection of openings and penetrations of rated walls.
 - ___ D. Fire blocking and draft stopping.
 - ___ E. Calculated fire resistance.
- ___ V. Fire suppression systems shall include:
 - ___ A. Early warning.
 - ___ B. Smoke evacuation systems schematic.
 - ___ C. Fire sprinklers.
 - ___ D. Standpipes.
 - ___ 1. Pre-engineered systems.
 - ___ 2. Riser diagram.
- ___ VI. Life safety systems shall be determined and shall include the following requirements:
 - ___ A. Occupant load and egress capacities.
 - ___ B. Early warning.
 - ___ C. Smoke control.
 - ___ D. Stair pressurization.
 - ___ E. Systems schematic.
- ___ VII. Occupancy load/egress requirements shall include:
 - ___ A. Occupancy load.
 - ___ 1. Gross.
 - ___ 2. Net.
 - ___ B. Means of egress.
 - ___ 1. Exit access.
 - ___ 2. Exit.
 - ___ 3. Exit discharge.
 - ___ C. Stairs, construction/geometry and protection doors.

- D. Emergency lighting and exit signs.
- E. Specific occupancy requirements.
 - 1. Construction requirements.
 - 2. Horizontal exits/exit passageways.
- VIII. Structural requirements shall include:
 - A. Soil conditions/analysis.
 - B. Termite protection.
 - C. Design loads.
 - D. Wind requirements.
 - E. Building envelope.
 - F. Structural calculations (if required).
 - G. Foundation.
 - H. Wall systems.
 - I. Floor systems.
 - J. Roof systems.
 - K. Threshold inspection plan.
 - Stair systems.
- IX. Materials shall be reviewed and shall at a minimum include the following:
 - A. Wood.
 - B. Steel.
 - C. Aluminum.
 - D. Concrete.
 - E. Plastic.
 - F. Glass.
 - G. Masonry.
 - H. Gypsum board and plaster.
 - I. Insulating (mechanical).
 - J. Roofing.
 - K. Insulation.
- X. Accessibility requirements shall include the following:
 - A. Site requirements.

- ___ B. Accessible route.
- ___ C. Vertical accessibility.
- ___ D. Toilet and bathing facilities.
- ___ E. Drinking fountains.
- ___ F. Equipment.
- ___ G. Special occupancy requirements.
- ___ H. Fair housing requirements.
- ___ XI. Interior requirements shall include the following:
 - ___ A. Interior finishes (flame spread/smoke develop).
 - ___ B. Light and ventilation.
 - ___ C. Sanitation.
- ___ XII. Special Systems.
 - ___ A. Elevators.
 - ___ B. Escalators.
 - ___ C. Lifts.
- ___ XIII. Swimming Pools.
 - ___ Barrier requirements.
 - ___ 1. Spas.
 - ___ 2. Wading pools.
- ___ XIV. Electrical.
 - ___ A. Electrical.
 - ___ 1. Wiring.
 - ___ 2. Services.
 - ___ 3. Feeders and branch circuits.
 - ___ 4. Overcurrent protection.
 - ___ 5. Grounding.
 - ___ 6. Wiring methods and materials, GFCIs.
 - ___ B. Equipment.
 - ___ C. Special occupancies.
 - ___ D. Emergency systems.
 - ___ E. Communication systems.
 - ___ F. Low voltage.

- ___ G. Load calculations.
- ___ XV. Plumbing.
 - ___ A. Minimum plumbing facilities.
 - ___ B. Fixture requirements.
 - ___ C. Water supply piping.
 - ___ D. Sanitary drainage.
 - ___ E. Water heaters.
 - ___ F. Vents.
 - ___ G. Roof drainage.
 - ___ H. Backflow prevention.
 - ___ I. Irrigation.
 - ___ J. Location of water supply line.
 - ___ K. Grease traps.
 - ___ L. Environmental requirements.
 - ___ M. Plumbing riser.
- ___ XVI. Mechanical.
 - ___ A. Energy calculations.
 - ___ B. Exhaust systems.
 - ___ 1. Clothes dryer exhaust.
 - ___ 2. Kitchen equipment exhaust.
 - ___ 3. Specialty exhaust systems.
 - ___ C. Equipment.
 - ___ D. Equipment location.
 - ___ E. Make-up air.
 - ___ F. Roof-mounted equipment.
 - ___ G. Duct systems.
 - ___ H. Ventilation.
 - ___ I. Combustion air.
 - ___ J. Chimneys, fireplaces and vents.
 - ___ K. Appliances.
 - ___ L. Boilers.
 - ___ M. Refrigeration.

- ___ N. Bathroom ventilation.
- ___ O. Laboratory.
- ___ XVII. Gas.
 - ___ A. Gas piping.
 - ___ B. Venting.
 - ___ C. Combustion air.
 - ___ D. Chimneys and vents.
 - ___ E. Appliances.
 - ___ F. Type of gas.
 - ___ G. Fireplaces.
 - ___ H. LP tank location.
 - ___ I. Riser diagram/shut-offs.
- ___ XVIII. Demolition.
 - ___ Asbestos removal.
- ___ XIX. Two (2) *sealed* surveys not over ninety (90) days old.
- ___ XX. Commercial energy form signed and sealed or meeting the exception in Florida State Statute 553.79(2) and (6).
- ___ XXI. Two (2) separate sets of building plans meeting Chapters 471 and 481, Florida State Statutes (no reverse plans).
- ___ XXII. Two (2) separate sets of landscaping plans.
- ___ XXIII. Two (2) separate site plans showing location of trees.
- ___ XXIV. Two (2) site plans showing the following:
 - ___ A. Location of structure.
 - ___ B. Distance from property lines.
 - ___ C. Elevations of property and finished floor slab.
 - ___ D. Drainage.
 - ___ E. Driveway—widths, thickness, dimensions, flares.
 - ___ F. Sidewalk—widths, thickness, dimensions.
 - ___ G. Utilities
 - ___ 1. Water lines and meters from structure to City lines noting size and type.

- ___ 2. Sewer lines from structure to City lines noting size, type and pitch.
- ___ XXV. Notice of Commencement form for projects over \$2,500 (\$5,000 for A/C change outs) as required by Florida State Statute 713.135.
- ___ XXVI. Once plans are submitted to the Community Services Department, the contractor must note the following on the Building Permit Application:
 - ___ A. Dunedin Business Permit Registration number and State Card (FCILB) number.
 - ___ B. *All* sub-contractors for the job.
 - ___ C. Valuation for the entire job.

Please note that the Building Official may require other information in addition to the above items.

Sheds, Swimming Pools and Spas

The following lists the requirements for the review of sheds, swimming pools and spas:

- ___ I. Sheds.
 - ___ A. Two (2) sets of complete drawings and surveys.
 - ___ B. Shed has to be located on survey with setbacks.
 - ___ C. State of Florida Department of Community Affairs approved plans with letter for all pre-constructed sheds and a separate tie-down plan sealed by an architect or engineer if this is not included with DCA plans.
 - ___ D. Site built sheds need signed and sealed plans meeting *Florida Building Code* by an architect or engineer or any other approved means for the State of Florida.
- ___ II. Swimming Pools and Spas.
 - ___ A. Two (2) complete sets of drawings and site plans.

- ___ B. Engineered drawings for pool meeting the *Florida Building Code* or meeting the ANSI NSPI-6 1999 for residential portable spas.
- ___ C. A pool safety barrier letter, fence letter and Progress Energy letter are required.

Please note that a Notice of Commencement form for projects over \$2,500 (\$5,000 for A/C change outs) is required as mandated by Florida State Statute 713.135.

Sheds, pools or any part of the pool deck are not allowed in drainage and/or utility easements. You can check with the Engineering Section to determine the location of any easement on your property. Tree and root protection is required for pools, and no trenching is allowed under the tree dripline.

Fence Permits

All fences shall require a building permit prior to their installation or erection and it shall be unlawful for any person to erect, alter or locate a fence within the City without first having made application for and having been issued a permit. A building permit is required for fence replacement or any repair of existing fences exceeding fifty (50) percent or more of the value of the existing fence.

Application for a fence permit shall be made to the Building Official and shall include a full site plan to scale in duplicate showing the following:

- ___ A. All structures on the site.
- ___ B. All easements, rights-of-way and dedications.
- ___ C. A legal description of the site and street address.
- ___ D. The proposed location, length and height of the fence.
- ___ E. A description of the materials contained in the fence.

Please note that the Building Official may require additional construction details or a survey recently prepared by a licensed land surveyor.

Fences cannot block access to utility manholes, and any obstructions (including fences, shrubs and the like) located within an easement are subject to removal at no cost or obligation to the City of Dunedin.

Sign Permit Fees

The City charges a basic fee of \$15.00 for a sign permit fee, plus \$.04 for each square foot of sign. Thus, a 20 square foot sign would cost (\$15.00 + 20 x .04) \$15.80 There are other sign code requirements which are specified in Chapter 118 of the City's Code of Ordinances. Please refer to page 29 for instructions on how to view this online.

Garage Sale Permits

City residents must secure a permit prior to holding any garage sales. These permits may be obtained from the Community Services Department, and are free of charge. Required permit information includes the following

- ___ A. Name of applicant.
- ___ B. Location of the sale.
- ___ C. Duration of the sale.
- ___ D. Such other information as may be required.

The number of the permit for the garage sale shall be displayed by the owner of the residential property on which such sale is being conducted on a sign no greater in size than one square foot bearing the words "Garage Sale Permit No. _____." This sign shall be displayed at all times during which the garage sale is being conducted, and shall be visible from the street of primary access to the property.

No more than two garage sales per address are allowed during the calendar year unless a change in ownership has occurred. Additionally, there is a 90-day minimum interval between garage sale permits being issued.

Phone Numbers and Addresses

Use these phone numbers and office locations to stay in touch with staff if you have questions about your application or process. All numbers have the 727 area code.

Community Services Receptionist: 738-2936

Permit Technicians: 298-3203 or 298-3202

Zoning: 298-3194

Inspection Call-in Line: 298-3209 (for touch-tone phones), or
298-3203 or 298-3202

Engineering Services: 298-3174

Fire Administration: 298-3102

Water Division: 298-3100

Wastewater Division: 298-3214

Community Services: 737 Loudon Avenue, 2nd Floor

Engineering Services: 737 Loudon Avenue, 2nd Floor

Fire Administration: 1042 Virginia Street

Water Division: 1401 CR 1

Wastewater Division: 1140 Highland Avenue

Building Permit Charges

The City of Dunedin, as do other local governments throughout Florida, charges for the review of building plans and the inspection of the work done. Please note that the fees are additive in nature. In other words, you will have to pay for the review of the plans, and then the fee for the inspection. If there is any reinspection required, the fee will be \$25.00

The following pages show the fees charged by the City. Please note that no refund will be given on permits of \$25.00 or less unless the permit is issued in error on the part of the City. Also, no refund will be given if the work has commenced or if the permit is over 180 days old.

Building Fees

Category	Fee
Basic Fee for each permit: Residential Building* Commercial Building* Threshold Building (charged on all buildings meeting the State of Florida definition of a threshold building)*	\$0.12 per square foot \$0.10 per square foot \$0.05 per square foot
Plans Review Fee: Residential Commercial	\$0.04 per square foot \$0.025 per square foot
Fire Permit Fees: Fire Sprinkler* Fire Suppression System* Final Inspection Fees Reinspection Fee	\$0.07 per square foot \$90.00 each \$50.00 \$50.00
Engineering Fees**: Single and Multi-Family Plan Review Final Inspection Commercial Plan Review (per acre) Final Inspection (per acre)	\$10.00 \$50.00 \$50.00 \$250.00

*Also requires Plans Review Fee.

**These fees cover first and second plan reviews. Any necessary subsequent reviews will be charged the same fee. Thus, a third multi-family review will be \$10.00, a fourth review another \$10.00, a fifth review another \$10.00, and so forth.

Building Fees (continued)

Category	Fee
Mechanical Permit Fees	
Residential Building Area	\$0.025 per square foot (\$40.00 minimum)
Commercial (Conditioned Area)	\$0.02 per square foot (\$40.00 minimum)
Electrical Permit Fees	
Residential Building	\$0.08 per square foot (\$50.00 minimum)
Commercial Building	\$0.07 per square foot (\$50.00 minimum)
Commercial Alarm System	\$0.025 per square foot (\$50.00 minimum)
Plumbing Permit Fees	
Residential Building	\$0.10 per square foot (\$40.00 minimum)
Commercial Building	\$35.00 per fixture
Landscaping	
Up to 25,000 square feet	\$50.00
More than 25,000 square feet	\$100.00
Tree Removal Fee:	
Residential (One and Two Family Homes)	\$5.00
Multi-Family (Three or More Family)	\$13.00
Commercial	\$13.00
Reinspection Fee	\$10.00
Patio Slabs	\$40.00 each
Driveways/Aprons	\$40.00 each
Certificate of Occupancy	
Per Unit	\$5.00
Duplicate	\$5.00

Water/Sewer Fees

Category	Fee
5/8" Meter with double check valve	\$290.00
1" Meter with double check valve	\$390.00
1 1/2" Meter with double check valve	\$650.00
2" Meter with double check valve	\$795.00
5/8" Meter with reduced pressure device	\$340.00
1" Meter with reduced pressure device	\$480.00
1 1/2" Meter with reduced pressure device	\$755.00
2" Meter with reduced pressure device	\$945.00
Water Meter Deposit	\$100.00 minimum per meter
Sewer Connection Fee	\$130.00
Stub Out/Replacement	\$17.50
Replacement of 5/8" Water Meter Box	\$30.00
New or Replacement of Single Meter Box	\$15.00
New or Replacement of Double Meter Box	\$20.00

Roofing Fees

Category	Fee
New Roof	\$60.00
Reroof	\$60.00

Miscellaneous Plumbing Fees

Category	Fee
Construction Trailer	\$60.00
Sales Trailer	\$50.00
Irrigation System	\$50.00 each building
Lawn Sprinkler System	\$50.00 each building
Mobile Home on Lot/Sales Trailer	\$50.00
Stub out	\$17.50
Water Conditioner	\$50.00
Water Heater	\$50.00
Solar Water Heater	\$50.00
Pool Plumbing	\$40.00 minimum
Water Meter Plumbing	\$40.00 minimum
Water Service	\$40.00 minimum

Miscellaneous Mechanical Fees

Category	Fee
Air Conditioning, Equal Change Out Solar, Heating, Cooling and Heat Recovery	\$40.00
Mobile Home, Sales Trailer	\$50.00
Commercial Hood, Refrigeration, Chemical System	\$40.00
Construction Trailer	\$50.00

Miscellaneous Electrical Fees

Category	Fee
Alarms, Commercial—Low Voltage System	\$50.00
Alarms, Residential—Low Voltage System	\$50.00
Intercom/Central Vacuum—Low Voltage System	\$50.00
Exterior Lights—Flood, Marquee	\$50.00
Gasoline Pump or Dispenser	\$50.00
Mobile Home	\$50.00
Recertification of Electric Service	\$50.00
Refrigerator Cases, Walk-in Boxes	\$50.00
Sales Trailer	\$60.00
Saw Pole, Power Pole, Construction Trailer, Pedestal	\$50.00
Service Change—Residential	\$60.00
Service Change—Commercial	\$70.00
Signs	\$50.00
Swimming Pools	\$50.00
Well Pump Motors (2hp to 20 hp)	\$20.00
All Other Electrical Connected Work	\$50.00

Miscellaneous Building Fees

Plans Review Fees are also required for these items (see page 19)

Category	Fee
Aluminum Birdcage (Pool Enclosure)	\$0.07 per square foot
Aluminum Structure	\$0.12 per square foot (\$20.00 minimum)
Aluminum Mobile Home Package (includes carport, screen room, raised slab, utility shed and driveway)	\$60.00 per package
Construction/Sales Trailer	\$45.00 each
Demolition	\$50.00 each
Fences	\$50.00 each
Gas Tanks (all types, including gas and oil-550 gallons and over)	\$50.00 each
Mobile Home on Lot	\$70.00 each
Moving of Building Only	\$70.00 each
Reroof/Aluminum roof-overs	\$60.00 each
Retaining Walls	\$0.35 per linear foot (\$40.00 minimum)
Seawalls	\$0.35 per linear foot (\$40.00 minimum)
Siding, Soffit and Fascia (all types) and Gutters	\$50.00 each
Spa	\$70.00 each
Decks	\$0.12 per square foot residential \$0.10 per square foot commercial

Miscellaneous Building Fees (continued)

Plans Review Fees are also required for these items (see page 19)

Category	Fee
Other Structures (screen room, raised slab, shed)	\$50.00 each
Swimming Pool (in-ground, above ground)	\$70.00 each
Tents	\$50.00 each
TV Disk Antenna (includes electric)	\$40.00 each
Paving	\$40.00 each

Gas Fees

Gas Pipe and Appliances

Upon application for the installation, the applicant shall deposit with the City the sum of \$20.00 per unit for residential property. Commercial properties will have a minimum fee of \$20.00 for up to two (2) appliances and \$10.00 per appliance thereafter for inspection and permitting of the system.

LP Gas Standards

Upon application for the installation of a liquified petroleum system, the applicant shall deposit with the City the sum of \$20.00 for inspection and permitting the system.

In addition to the above, a reinspection fee shall be assessed if it is found that work called for inspection does not meet the requirements of the Code. The permit holder will be required to make the necessary corrections and resubmit the work for inspection. The reinspection fee shall be \$25.00 for each inspection.

Vegetation Ordinance

All new construction requiring a Certificate of Occupancy and for any property requiring site plan amendment for a repair or reconstruction in excess of fifty percent of the property value must adhere to the Vegetation Ordinance. This requirement applies to residential, commercial and industrial uses.

The required number of trees is listed in the following table:

Lot Size (in square feet)	Minimum Tree Planting Requirements
0-6,000	2
6,001– 10,000	4
10,001—15,000	6
Over 15,000	8

One tree is required for each 2,000 square feet or portion thereof in excess of 15,000 square feet.

The minimum height after planting is eight (8) feet. Any tree may be planted that normally grows in this area that has a mature crown spread of at least 15 feet. You *cannot* plant, however, Ear tree, Punk tree, Brazillian Pepper, Australian Pine, Bishopwood, Laurel Fig and Weeping Fig.

Dock Permits

Docks constructed within the City of Dunedin must meet all the requirements set down by the Pinellas County Water and Navigation Control Authority. Additionally, any variance to setback and/or length requirements must be approved by the Dunedin Board of Adjustment and Appeal (BAA). Dock permits are \$20.00.

All applications must include a sketch showing lot width, dock location and size, with dimensions, name of waterway and waterway width.

All commercial and multi-family docks must have drawings signed and sealed by an engineer. These drawings must include the following:

- A. Pile size, material, and depth of penetration.
- B. Pile locations with dimensions.
- C. Pile cap sizes and type of wood.
- D. Stringer sizes and type of wood and dimensions.
- E. Typical cross section.
- F. All fastener types, sizes and material(s).
- G. Decking boards type and size and fasteners.

If concrete is used, the following additional information must be included on the drawings:

- A. For concrete piles and pile caps, call out all steel and steel clearance, class, and pounds per square inch (psi) of concrete.
- B. For concrete decking, call out slab thickness and psi of concrete, steel, and steel clearance.

Code References

Florida Building Code, 2001 Edition.

Florida Mechanical Code, 2001 Edition.

Florida Plumbing Code, 2001 Edition.

Life Safety Code, 2000 Edition, NFPA 101.

National Electrical Code, 2002 Edition, NFPA 70.

Florida Fuel Gas Code, 2001 Edition.

State of Florida *Energy Efficiency Code for Building Construction*, 2001 Edition.

Florida Accessibility Code for Building Construction, 2001 Edition.

Standard for Hurricane Resistant Residential Construction SSTD 10-99—SBCCI or other approved methods in Section 1606, *Florida Building Code*, 2001 Edition.

Copies of the above codes are available at construction bookstores or from:

Building Officials Association of Florida

705-H West SR 434

Longwood, FL 32750

Phone (407) 265-9009 or Fax (407) 831-9875

or State of Florida Department of Community Affairs (850) 487-1824

Flood Related Publications

Design Guidelines for Flood Damage Reduction, FEMA-15.
Elevated Residential Structures, FEMA-54.
Coastal Construction Manual, FEMA-55.
Manufactured Home Installation in Flood Hazard Areas, FEMA-85.
Floodproofing Non-Residential Structures, FEMA-102.
Design Manual for Retrofitting Floodprone Residential Structures, FEMA-114.
Flood Emergency and Residential Repair Handbook, FEMA-13.
A Unified National Program for Floodplain Management, FEMA-100.
Answers to Questions About Substantially Damaged Buildings, FEMA-213.

FEMA publications may be ordered from:

Federal Emergency Management Agency
Attn.: Publications
P. O. Box 2012
Jessup, MD 20794-2012

Online Code

The City's Code of Ordinances is available online by going to www.municode.com and clicking "Online codes." Then go to "Florida" and choose "Dunedin Code of Ordinances." The Fee Schedule is located in Chapter 98, Buildings and Building Regulations. You can view other chapters as well.

You can view the Florida Statutes by going to www.flsenate.gov/Statutes/. Find the appropriate chapter on the right of the screen and click on the corresponding Title Number on the left of the screen.

Notes

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