

# A Homeowner's Guide to Residential Building Permits

## Permits Needed

Building permits are required for most work on residential buildings and structures. Residential buildings include single family homes, duplexes, triplexes, townhomes, condominiums, apartments, villas and mobile homes.

Below is a list of the most common types of residential work that requires permits from the City of Dunedin.

- Additions
- Alterations or Renovations
- Garage or Carport
- Shed, Storage or Utility Structure
- Swimming Pool or Spa
- Door or Window Replacement
- Garage Door Replacement
- Deck, Patio or Porch
- Screen Enclosure or Pool Cage
- Gazebo, Arbor or Pergola
- Fencing
- Driveway, Sidewalk or Walkway
- Reroofing
- Electrical Service Change or Upgrade
- Water Heater Replacement
- Air Conditioning System Replacement
- Solar Systems

## No Permits Needed

No permits are needed for the following work.

- Carpet, vinyl and ceramic tile flooring installation.
- Painting, paneling over existing walls and wallpapering.
- Ordinary minor repairs.

## Why Are Permits Required?

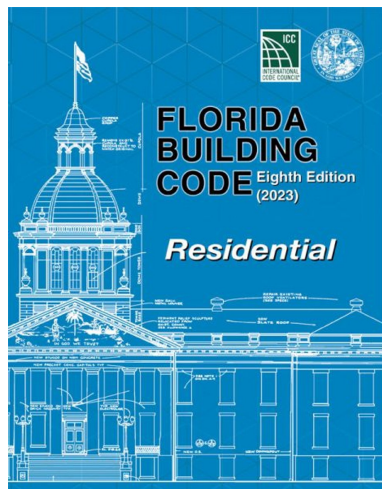
Building permits are how your local government ensures that buildings and structures are built in compliance with the Florida Building Codes. The purpose is to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

## Tips for Choosing a Contractor

Please consider these helpful tips when choosing a contractor.

- If you are planning to have work done that requires a building permit, take care to select a qualified person to perform the work. Under state and local laws, any person you hire (verbal or written) to perform construction on your property must be a licensed contractor. All printed advertising material such as business cards, newspaper ads and telephone book ads must show his or her license number.
- Ask to see their license and check the appropriate licensing agency online such as the Pinellas County Construction Licensing Board ([www.pcclb.com](http://www.pcclb.com)) for county licenses or the Florida Department of Business & Professional Regulation ([www.myfloridalicense.com](http://www.myfloridalicense.com)) for state licenses to verify the status of the license and for any complaints against the license holder. Properly licensed contractors are proud to display and show their licenses.

- Don't be fooled. A local business tax license (formerly known as an occupational license) is not a contractor's license.
- Ask for and verify references from past customers.
- Check with the Pinellas County Consumer Protection, the local Chamber of Commerce and the Better Business Bureau.
- Get a written estimate from several licensed contractors. Be sure that the estimate includes all work to be done by the contractor, the materials involved, date of completion and the total cost.
- If the project is for repairing damage, check with your insurance company first to verify that your insurance will cover the repairs before you sign a contract.
- Beware of contractors who ask to be paid in cash or ask for large payments up front.
- Make sure your contractor obtains a permit and posts it in a conspicuous place on the property for the duration of the project.
- Your contract should contain language that all final inspections must be completed and approved by the City prior to your final payment. This will insure the permit is completed and closed before you make final payment to the contractor.
- Make sure your contractor provides you with releases of liens from his subcontractors and suppliers.



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our website at:**

**[WWW.DUNEDIN.GOV](http://WWW.DUNEDIN.GOV)**



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**CITY OF DUNEDIN, FLORIDA**