

Residential Building Permit Exemptions

Hernando County Goal

Expand residential permit exemptions for low-risk homeowner projects while maintaining compliance with the Florida Building Code, floodplain regulations, and life-safety requirements.

Limitations

The following exemptions would **not** apply to:

- Commercial buildings or commercial properties
- Properties located within a Special Flood Hazard Area (Flood Zone)

1. Proposed Permit Exemption List

- Small storage sheds (120 sq. ft. or less meeting applicable requirements)
- Storage sheds 120 sq. ft. up to 288 sq. ft. that are approved by and on file with the State of Florida's Manufactured Building Program (DBPR). Must have tie-downs installed & meet required property setbacks.
- Minor roof repairs (2 squares/200 sq. ft. or less) Nonstructural
- Liquid roof coatings
- Fascia and trim replacement
- Non-structural concrete slabs i.e. patio slabs (under 500 sq. ft.)
- Air-conditioning repairs
- Interior flooring replacement
- Drywall repairs maximum of 8 sheets (256 sq. ft.)
- Garage door openers
- Gutters (non-structural)
- Interior doors and trim
- Pool resurfacing
- Pull-down attic stairs
- Low-voltage communications wiring (phone, data, etc.) 50V or less
- Plumbing fixture and toilet replacement using existing connections
- Cabinet and countertop replacement
- Kitchen remodels without new plumbing, electrical, or structural work
- Batt and loose-fill insulation
- Certain manufactured home window and door replacements
- Residential playground equipment including but not limited to dollhouses
- Ornamental retaining wall (less than 48")
- Floating residential docks without roof (electrical may require permit or riverine review)
- Boat lifts with no electrical
- Boat ramp (may require riverine review)
- Siding when like for like
- Carports that are approved by and on file with the State of Florida's Manufactured Building Program (DBPR). Must have tie-downs installed & meet required property setbacks.
- Pole Barns in all Agricultural and Agricultural/Residential zoning district

- Installation of removeable windbreaks onto existing screen rooms
- Temporary signs when associated with a primary business and which meet all applicable requirements
- Aluminum/screen enclosures under existing roof

2. Exemptions Already Provided by Hernando County

The following low-risk projects are commonly exempt in other Florida counties and could be considered for standardization:

- Wallpaper installation/removal
- Pressure washing
- Interior finish carpentry and millwork
- Shelving and closet systems
- Popcorn ceiling removal
- Window glass replacement (glass only; existing frame remains)
- Shower door and shower glass replacement
- Decorative landscape curbing
- Sand-set pavers (non-structural)
- Above-ground pools under 24 inches deep
- Residential insulation replacement
- Rescreening
- Fence repair or replacement (non-structural)
- Mailboxes
- Chicken Coops

"Like-for-Like" replacements:

- Bathroom exhaust fans
- Ceiling fans using existing wiring
- Receptacles, switches and lighting fixtures
- Smoke and carbon monoxide alarms
- Garage storage systems
- Irrigation timers
- Low-voltage landscape lighting
- Water Heaters
- Replacement of low voltage devices (under 50 V)
- Replacement of electrical wiring to pumps less than 20 hp

These exemptions should remain limited to work utilizing existing wiring, plumbing, or mounting locations without structural alterations.

3. Exemptions Already Provided by the Florida Building Code

The Florida Building Code already exempts several items that generally require no local action, including:

- Portable heating and cooling equipment
- Portable ventilation equipment
- Portable evaporative coolers
- Small self-contained refrigeration units (less than 10lbs refrigerant)
- Minor replacement parts for mechanical or gas appliances that do not affect equipment approval or safety

4. Permits That Will Continue to be Required

The following work involves structural integrity, life safety, electrical, mechanical, plumbing, wind resistance, or energy code requirements and remain subject to permitting:

- Electrical service upgrades
- New electrical circuits
- New plumbing piping
- Water or sewer line relocations
- HVAC system replacements
- Structural framing
- Window and exterior door replacement (except glass-only replacement)
- Major (structural) roofing work (2 squares/200 sq. ft. or more)
- Decks, and porches
- Solar energy systems
- Standby generators
- Structural retaining walls

Guiding Principle

Permit exemptions should be limited to projects that:

- Do not alter structural components.
- Do not modify electrical, plumbing, or mechanical systems.
- Do not affect life-safety features.
- Do not impact floodplain or zoning compliance.

All exempt work shall continue to comply with the Florida Building Code, applicable zoning regulations, floodplain requirements, and all other applicable local and state laws.