



BUILDING DEPARTMENT
RULES GOVERNING CODE EXEMPTIONS IN THE CITY OF DORAL
Florida Building Code (FBC) 2007

A. Florida Statute 553.73(9) and Florida Building Code Section 102.2 exempts the following **Buildings and Structures from complying with the technical provisions of the Florida Building Code 2007, permitting may be required:**

- (a) Buildings and structures specifically regulated and pre-empted by the Federal Government.
- (b) Railroads and ancillary facilities associated with the railroad.
- (c) Non-residential farm buildings on farms.
- (d) Temporary buildings or sheds used exclusively for construction purposes.
- (e) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Section 553.501 – 553.513, FS) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures.
- (f) Those structures or facilities of electric utilities, as defined in s. 366.02 Florida Statutes, which are directly involved in the generation, transmission, or distribution of electricity.
- (g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- (h) Storage sheds that are not designed for human habitation and that have a floor area of 720 square feet or less are not required to comply with the mandatory wind-borne-debris-impact standards of the Florida Building Code.
- (i) Chickees constructed by the Miccosukee Tribe of Indians or the Seminole Tribe of Florida. As used in this paragraph, the term “chickee” means an open sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.

B. The following permit exemptions for **minor repairs have been established for the City of Doral based on Section 105.2.2 of the Florida Building Code for homesteaded **Single-Family Residences, Duplexes, Townhomes and Multifamily Condominium Dwelling Units**:**

I. Building

- a. Installation or repair of satellite dishes attached to primary structure not exceeding 24 inches in diameter.
- b. Re-surfacing of interior existing floors with carpet, tile, or wood veneer, and/or re-surfacing of exterior existing slabs with tile or Chattanooga.
- c. Manufactured playground equipment as per Florida Building Code, Section 102.2.6 (swings, slides, monkey bars, and basketball hoops) within the homeowner’s property only.
- d. Installation or repair of rain gutters.
- e. Interior or exterior painting.

2. Mechanical

- a. Installation, repair or replacement of window air conditioning units (not through walls). (Electrical permit may be required if suitable outlet is not within factory cord's reach)
- b. Repair or replacement of ductless ventilation and range hoods.
- c. Repair of air conditioning duct.
- d. Repair or replace coil or compressor by licensed mechanical contractors.
- e. Repair bathroom exhaust fans.

2. Plumbing

- a. Repair or replace gas appliances other than a water heater by licensed plumbing contractors.
- b. Repair irrigation system.
- c. Unclog sewer stoppage.
- d. Repair or re-installation of existing faucets/shower heads/valves.
- e. Repair or re-installation of existing water closet/bidet fixture only.
- f. Repair or re-installation of existing sink/lavatory fixture only.
- g. Repair/replace residential garbage disposal.
- h. Repair/replace residential dishwasher.
- i. Repair/replace clothes washer/dryer.

C. According to the Florida Building Code, Section 105.2 exempts the following work from permit requirements:

Gas:

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

Mechanical:

- a. Portable heating appliance.
- b. Portable ventilation equipment.
- c. Portable cooling unit.
- d. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- e. Replacement of any part which does not alter its approval or make it unsafe.
- f. Portable evaporative cooler.
- g. Self-contained refrigeration system containing 10 lb. (4.54 kg.) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
- h. The installation, replacement, removal, or metering of any load management control device.

Plumbing:

- a. 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.
- b. 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.