

Code Admin Technical Advisory Committee – Glitch

9th Edition (2026) Florida Building Code, Building

CHAPTER 1 SCOPE AND ADMINISTRATION

CA-FBC-B - Ch. 1 – Glitch #1 – Staff

105.2 Work exempt from permit.

Revise section 105.2.3 to read as follows:

105.2.3 ~~Public service agencies. Reserved.~~ Single family dwelling work valued at less than \$7,500.

1. A local government that issues building permits shall exempt an owner of a single-family dwelling or the owner's contractor from the requirement to obtain a building permit to perform any work valued at less than \$7,500 on the owner's property.
2. The exemption under subparagraph 1. does not apply to any of the following:
 - a. Work on a property that is partially or entirely located in a flood hazard area as defined by the Florida Building Code.
 - b. Any electrical, plumbing, structural, mechanical, or gas work performed on property containing a single-family dwelling. A construction project may not be divided into more than one project for the purpose of evading the requirements of this paragraph.
3. To qualify for the exemption under subparagraph 1., the owner or the owner's contractor must submit a written request for exemption to the local enforcement agency with a copy of the contract or other documentation demonstrating the nature and the value of the work to be performed.
4. A local government has no legal duty to the owner, contractor, or successors or assigns thereof for exempted work performed under this paragraph.

Add section 105.2.4 to read as follows:

105.2.4 Temporary residential hurricane and flood protection walls or barriers.

1. A local government that issues building permits shall exempt an owner of a single-family dwelling or the owner's contractor from the requirement to obtain a building permit for the installation of temporary residential hurricane and flood protection walls or barriers that meet all of the following conditions:
 - a. The wall or barrier is nonhabitable and non-load bearing.
 - b. The wall or barrier is installed on the residential property of a single-family or two-family dwelling or townhouse.
 - c. The wall or barrier is constructed to mitigate or prevent storm surge or floodwaters from

entering a structure or property.

- d. The wall or barrier is installed by a contractor licensed under part I of chapter 489.
- e. The wall or barrier complies with applicable local zoning, drainage, easement, and setback requirements.
- 2. The exemption under subparagraph 1. does not apply to work on a property that is partially or entirely located in a flood hazard area as defined by the Florida Building Code.
- 3. To qualify for the exemption under subparagraph 1., the owner or the owner's contractor must submit a written request for exemption to the local enforcement agency with a copy of the contract or other documentation demonstrating the nature of the work to be performed.
- 4. A local government has no legal duty to the owner, contractor, or successors or assigns thereof for work performed under this paragraph.

Add section 105.2.5 to read as follows:

105.2.5 Retaining wall on more than one parcel.

If a retaining wall spans more than one lot or parcel, a local government that issues building permits must issue a permit for a retaining wall for the project as a whole and may not require a building permit for each lot or parcel upon which a retaining wall is installed on the property of a single-family or two-family residential dwelling or a townhouse.

Revise 105.3.4 to read as follows:

105.3.4 Building permit application to local government.

105.3.4.1 (a) A local government must approve, approve with conditions, or deny a building permit application after receipt of a completed and sufficient application within the following timeframes, unless the applicant waives such timeframes in writing:

1. Within 5 business days after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits for an existing single-family residential dwelling if the value of the work is less than \$15,000: structural, accessory structure, alarm, electrical, gas, irrigation, landscaping, mechanical, plumbing, or roofing.

~~2.~~ No change

Renumber remaining items accordingly

Add section 105.4.2 to read as follows:

105.4.2 Expiration of permit for single-family dwelling.

A building permit issued by a local government for a single-family dwelling expires 1 year after the issuance of the permit or on the effective date of the next edition of the Florida Building Code, whichever is later. However, this paragraph does not prevent a local government from extending a building permit beyond the expiration date.

(Code language for consistency with HB 803 – bill effective date – July 1, 2026)

Comment #1: Scott McAdam

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Revise section 105.2.3 to read as follows:

105.2.3 ~~Public service agencies. Reserved.~~ Single Family Dwelling work valued less than \$7500.

1. A local government that issues building permits shall exempt an owner of a single-family dwelling or the owner's contractor from the requirement to obtain a building permit to perform any work valued at less than \$7,500 on the owner's property.

2. The exemption under subparagraph 1. does not apply to any of the following:

Work on a property that is partially or entirely located in a flood hazard area as defined by the Florida Building Code.

Any electrical, plumbing, structural, mechanical, or gas work performed on property containing a single-family dwelling. A construction project may not be divided into more

than one project for the purpose of evading the requirements of this paragraph.

3. To qualify for the exemption under subparagraph 1., the owner or the owner's contractor must submit a written request ~~or~~ for exemption to the local enforcement agency with a copy of the contract or other documentation demonstrating the nature and the value of the work to be performed.

4. A local government has no legal duty to the owner, contractor, or successors or assigns thereof for exempted work performed under this paragraph.

Add section 105.2.4 to read as follows:

105.2.4 Temporary Residential Hurricane and Flood Protection Walls and Barriers.

1. A local government that issues building permits shall exempt an owner of a single-family dwelling or the owner's contractor from the requirement to obtain a building permit for the installation of temporary residential hurricane and flood protection walls or barriers that meet all of the following conditions:

a. The wall or barrier is nonhabitable and non-load bearing.

b. The wall or barrier is installed on the residential property of a single-family or two-family dwelling or townhouse.

c. The wall or barrier is constructed to mitigate or prevent storm surge or floodwaters from entering a structure or property.

d. The wall or barrier is installed by a contractor licensed under part I of chapter 489.

e. The wall or barrier complies with applicable local zoning, drainage, easement, and setback requirements.

2. The exemption under subparagraph 1. does not apply to work on a property that is partially or entirely located in a flood hazard area as defined by the Florida Building Code.

3. To qualify for the exemption under subparagraph 1., the owner or the owner's contractor must submit a written request for exemption to the local enforcement agency with a copy of the contract or other documentation demonstrating the nature of the work to be performed.

4. A local government has no legal duty to the owner, contractor, or successors or assigns thereof for

work performed under this paragraph.

Add section 105.2.5 to read as follows:

105.2.5 Retaining Walls.

1. If a retaining wall spans more than one lot or parcel, a local government that issues building permits must issue a permit for a retaining wall for the project as a whole and may not require a building permit for each lot or parcel upon which a retaining wall is installed on the property of a single-family or two-family residential dwelling or a townhouse.

Revise 105.3.4 to read as follows:

105.3.4 Building permit application to local government.

105.3.4.1 (a) A local government must approve, approve with conditions, or deny a building permit application after receipt of a completed and sufficient application within the following timeframes, unless the applicant waives such timeframes in writing:

1. Within 5 business days after receiving a complete and sufficient application, for an applicant using a local government plans reviewer to obtain the following building permits for an existing single-family residential dwelling if the value of the work is less than \$15,000: structural, accessory structure, alarm, electrical, gas, irrigation, landscaping, mechanical, plumbing, or roofing.

~~2.~~ No change (is number 2. A copy and paste of existing language of 105.3.4? **105.3.4**

A building permit for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer time for processing the application or unless the permit application fails to satisfy the *Florida Building Code* or the enforcing agency's laws or ordinances.) This should be clarified.

Renumber remaining items accordingly

105.4 Conditions of the permit.

Add section 105.4.2 to read as follows:

105.4.2 Single Family Dwelling Permit Exemption.

1. A building permit issued by a local government for a single-family dwelling expires 1 year after the issuance of the permit or on the effective date of the next edition of the Florida Building Code, whichever is later. However, this paragraph does not prevent a local government from extending a building permit beyond the expiration date.

Comment #2: Rebecca Quinn

From: Rebecca Quinn <Rebecca@RCQuinnConsulting.com>

Sent: Wednesday, May 13, 2026 2:34 PM

To: Madani, Mo <Mo.Madani@myfloridalicense.com>

Cc: Sean White <sean.white@em.myflorida.com>; Jillian Kraynak <jillian.kraynak@em.myflorida.com>

Subject: Glitch cycle comments - revised

Mo,

Please withdraw previous comments (posted) and accept the following.

1. 105.2.3: Agree with McAdam to add catchline "Single family dwelling work valued less than \$7500."
2. 105.2.4: Agree with McAdam to add catchline "Temporary Residential Hurricane and Flood Protection Walls and Barriers."

3. 105.2.5: Add catchline “Retaining wall on more than one parcel.”
4. 105.4.2: Add catchline “Expiration of permit for single-family home.”

This removes from consideration nonsubstantive notes and reduces the total number of comments because of agreement with Scott McAdam on two suggested catchlines.

Rebecca Quinn, CFM
FDEM/OFM Ordinance Consultant
443-398-5005

Comments Received Post TAC:

Mr. Madani,
Subject: 105.2 Single-family dwelling work valued at less than \$7500.

FRSA requests the language shown below in bold red type and underscored be added to the language in staff's comment on 105.2.3 as shown and presented here for consideration during the second 45-day comment period.

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105.2 Work exempt from permit.

Revise section 105.2.3 to read as follows:

105.2.3 ~~Public service agencies. Reserved.~~ Single family dwelling work valued at less than \$7,500.

1. A local government that issues building permits shall exempt an owner of a single-family dwelling or the owner's contractor from the requirement to obtain a building permit to perform any work valued at less than \$7,500 on the owner's property.

2. The exemption under subparagraph 1. does not apply to any of the following:

a. Work on a property that is partially or entirely located in a flood hazard area as defined by the Florida Building Code.

b. Any electrical, plumbing, structural, mechanical, or gas work performed on property containing a single-family dwelling. A construction project may not be divided into more than one project for the purpose of evading the requirements of this paragraph. **Roofing shall be considered structural as it applies to the exemption in 105.2.3 Part 2.**

3. To qualify for the exemption under subparagraph 1., the owner or the owner's contractor must submit a written request for exemption to the local enforcement agency with a copy of the contract or other documentation demonstrating the nature and the value of the work to be performed.

4. A local government has no legal duty to the owner, contractor, or successors or assigns thereof for exempted work performed under this paragraph.

The requested additional clarifying language is meant to reflect the intent of the legislature during floor debate just before the bill was passed. During final discussion on HB 803 with an amendment under consideration, **Representative Alex Andrade asks Representative Toby Overdorf, the amendment sponsor, the following question: “Based on this amendment is it your understanding that roofing work and roofing repairs would be deemed as structural as defined or understood under the bill?” Representative Overdorf responded: “Roofing would be structural, yes.”** Another unrelated question was discussed and then **the amendment and the bill were passed unanimously.** (<https://thefloridachannel.org/videos/3-12-26-house-session/> marker 3:28:36).

Based on the discussion on the House floor and the unanimous vote afterwards, it is very clear that the intent of the legislature was to not allow roofing to be exempt from permitting and inspections.

Florida’s roofing industry has been a primary advocate for strengthening the roofing-related portions of the code. The positive results of doing so are widely recognized as extremely effective in reducing storm damage, thereby reducing insurance losses and rates, and most importantly, keeping Floridians in their homes and businesses post-storm. Allowing the installation of roof coverings to be performed without a permit and inspections (or at least the fear of being called out for non-compliance) would be incredibly counterproductive. This is too important to be left to shifting and conflicting interpretations and should be clearly stated in the code.

Respectfully,
Mike Silvers CPRC
Director of Technical Services
FRSA