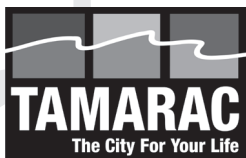


BUILDING PERMITS

Get to know your City...

TAMARAC PERMIT REQUIREMENTS

*This brochure provides
important information
about building permits in
the City of Tamarac.*



www.tamarac.org

THE CITY OF TAMARAC

You may not know this, but State and local statutes require you to have a Building Permit for many of the most common home improvement projects — anything from adding a new sink to replacing your kitchen cabinets; adding a fence to building a utility shed.

This brochure will provide you some of the most important information about Building Permits, but in order to ensure the safety of you and your loved ones, as well as to avoid any potential problems when you go to sell your home in the future, be sure to call Tamarac's Building Department with any questions you may have... when in doubt call!

In addition before you apply for a Building Permit, please check with your Homeowner's Association for any restrictions they might have on the type of work being proposed. It is also VERY IMPORTANT that when you hire someone, and pay them to do the work, that they are properly licensed by either Broward County or the State of Florida to do the type and scope of work that is covered by your permit.

Building Permits

The Florida Building Code, along with the Broward County Amendments Section 105.1 and including Section 105.4 thru 105.7, as well as the City of Tamarac Code of Ordinances, require permits for many of the most common improvements made to residences and businesses. The following list highlights some of the items that require a building permit from Tamarac's Building Department. Please note, this list is **not** inclusive of every item that will require a permit.

For additional clarification, or if you have any questions, on what improvements require a building permit, please call Tamarac's Building Department at (954) 597-3420. **PLEASE NOTE:** You should also be sure to check with your Homeowner's Association for any requirements prior to applying for a permit.

The following information is separated by disciplines.

Permits related to Electrical:

Permits are required for the following...

- **Hot tubs**, unless they plug into an existing outlet.
- Installation of a new permanently mounted **emergency generator** and/or any wiring for the future hook up of generators.
- **Landscape lighting**, unless they plug into an existing outlet.
- **Burglar alarm** installation.
- Any type of **low voltage** wiring/outlets, such as the ones used for TV surveillance cameras.
- **Electrical panel** repair or replacement.
- Any new **electrical work**, such as the installation of any electrical outlets, lighting, etc. in the interior or exterior of a residence, business, or other building.

Permits related to Mechanical:

Permits are required for the following...

- Alteration or replacement of any **duct work** for heating, ventilation, dryer exhaust, or air conditioning.
- Any type of replacement or new installation of any **exhaust duct work** or equipment for kitchens and/or bathrooms.
- **Air conditioning** change outs. Please note, replacing the condenser (outside unit) or the air handler (interior unit), or both, a documentation of system efficiency will be required at time of permit.

Building Permits

Permits related to Building:

Permits are required for the following...

- New installation, or replacement, of **canopies, awnings and tents** permanently mounted to a building or pool deck.
- Any type of **interior or exterior demolition** in a building that changes the original configuration of the building, or any type of interior renovation to any walls, ceilings, drywall, insulation, etc.
- **Carport, garage or open patio enclosures** with a roof, to convert it into a living space.
- **Kitchen remodeling:** Any type of additions or remodeling including replacing cabinets, installing and/or replacing of any type of sink, in-sink-erators, water heaters (tank or tank-less), or any electrical upgrades (such as: the installation of new outlets, the upgrading of existing outlets, adding new light fixtures, exhaust systems, etc.) Also see Electrical and Plumbing.
- **Bathroom remodeling:** Any type of additions or remodeling including replacing cabinets, installing and/or replacing of any type of sink, bath tub, shower stall, toilet, any addition or alteration to the plumbing system, sewer or water service (also see Electrical and Plumbing), replacement of wall tiles, any electrical upgrades such as the installation of new outlets, the upgrading of existing outlets, adding new light fixtures, exhaust system, etc.
- The addition of any type of **driveway or walkway** in the front, on the side(s), or in the rear of a building (residence, business, etc.) with materials such as asphalt, pavers, or concrete.
- New installation, or replacement, of **slabs, concrete or pavers** (such as: patio slabs, pool decks, etc.).
- **Fences:** New installation, or replacement/repairs, of any type of fencing (such as: chain link, aluminum, wood, PVC, masonry, etc.)
- New installation, or replacement/repairs, of **gazebos, trellises, green houses**, or any type of structure in the yard.
- New installation, or replacement, of **windows, swing doors, garage doors, hurricane shutters** (such as: galvanized, aluminum panel or accordion shutters, etc.)
- **Skylights, solar tubes, roof turbines**, replacements or new installations.

Building Permits

Permits related to Building (cont.):

- New installation, or replacement/repairs, of **wood or manufactured decks**.
- New installation, or replacement/repairs, of **stucco** exterior walls.
- New installation, or replacement/repairs, of **siding on exterior wall**.
- New installation, or replacement/repairs, of **screen enclosures**.
- **Patio or utility sheds** will require having a Dade County Notice of Acceptance (Product Approval), a State of Florida Product Approval approved by DCA or engineered drawings.
- **Roofs:** Repairs or new installation on any type of roof (please note, some flat roofs require roof top equipment to be mounted on engineered equipment stands): mansards roofs, shingles, flat or barrel tiles, or metal roofs.
- **Pools:** New installation, or any type of repairs to an existing pool or pool equipment, including heat pumps, and new installations.

Permits related to Plumbing:

Permits are required for the following...

- **Kitchen and Bathroom Renovations:** Renovation of kitchens and bathrooms, including new installation and/or replacement of any type of sink, as well as bath tubs, shower stalls, toilets, any addition or alteration to the plumbing system, sewer or water service, replacements of wall tiles and any electrical upgrades or new installation during the renovation and/or any type of exhaust system.
- New installation of a **water well, or irrigation system**.
- New installation of a **Solar Panel System**.
- **Gas systems**, LP or natural gas.
- Replacements or new installations of any type of **water heater** (tanks or tank-less).

Need more assistance?

For inquiries on the type of paperwork required to be submitted with each type of permit, you may call the Building Department at **(954) 597-3420**, or visit us at 6011 Nob Hill Road, first floor, and we will gladly go over with you all the permit requirements. **Hours of Operation:** Monday - Thursday, 7:30 am to 4:30 pm, and Fridays, 7:30 am to 3:30 pm

More Information

Building Department.....(954) 597-3420

Tamarac's Building Department is located at 6011 Nob Hill Road. The Building Department enforces the Florida Building Code, the City of Tamarac Code of Ordinances, and their related publications, promoting safe standards to the built community. They provide plan review, inspections and education to our internal and external customers. They can also assist residents in checking the credentials of potential contractors, or residents can contact the Florida Department of Business and Professional Regulation directly to verify contractor licenses (1-850-487-1395 or www.myflorida.com/dbpr).

Another valuable resource for residents and visitors of the City of Tamarac is our website [**www.tamarac.org**](http://www.tamarac.org).

All of the information found in this pamphlet, plus much more, can be found on the website. For instance...

Departments *(on the drop-down menu)*

- Learn more about every City of Tamarac Department and Division, including facility locations.
- Find a phone number, e-mail address, mailing address, or the name of a City employee who can offer you *customer service second to none*.

Online Services *(on the drop-down menu)*

- Read the agenda for the upcoming City Commission meeting, or review resolutions, ordinances, and the minutes of previous meetings. *(Legislation)*
- Instead of picking up the phone to make a service request, place an online service request 24/7. *(Online Service Requests)*
- View your utility bill, including basic account information, payment and consumption history. You can also pay your utility bill online. *(Pay Your Water Bill)*
- Search and register for assorted Parks and Recreation programs, including aerobics, Zumba, and gymnastics. *(Register for Activities)*
- Access Tamarac's state of the art Geographic Information System (GIS), which provides users with access to enhanced maps of the entire city. *(GIS Maps)*
- Subscribe to one of Tamarac's many RSS web feeds, including: events, employment opportunities, water restriction updates, or the Tam-A-Gram. *(RSS Feeds)*

The opportunities accessible at the website are growing everyday, so keep stopping by to see what exciting new developments are happening in the digital Tamarac.