

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

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 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.

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