

Condo Permit Requirements

We all want to have a better place to live and would love to improve our units. It is important to remember that Florida Building Code does not allow an owner of a Condo to do work on his unit. Also, a Florida Licensed Contractor must be hired, and a permit must be obtained prior to allowing any contractor to start work. Failure to hire a licensed contractor is a felony in the state of Florida “Florida Statue 489.127(1) (f)”. Permits are required for almost any work in your unit. Exceptions are interior painting and replacing floor covering, which may have some requirements implemented by your association to comply with State regulations about noise transmittal.

Here are some common examples of work that is typically performed by Condo owners that require a permit and a licensed contractor:

- water heaters
- replacing air-conditioning units
- renovation for kitchens or bathrooms
- replacing bathtubs or showers
- replacing windows or doors
- install hurricane shutters
- replacing any balcony enclosures with screen/ acrylic windows
- enclosing balconies with windows to add a new room (which is an addition)
- adding light fixtures or electric fan connection
- mold remediation works

After obtaining a permit from the Building department and prior to commencing work, the permit card must be displayed on the front of your unit (visible from the outside), during the progress of work until the permit is closed (Final inspection signed on the permit card in your possession). Original permit documents must be available at the time of inspections. Once your contractor has applied for a permit you can view information about the permit fees, payments, application, inspection results, permit status [still open/ expired (AP), or Closed (CL)] prior to final payment to your contractor. You can visit www.deerfieldbeach.com and go to Departments / Building / Online Permit Status or by [clicking this link](#)

Deerfield Beach Building Department
150 NE 2 Avenue
Deerfield Beach, FL 33441
954-480-4250 | Fax 954-422-5812