

BUILDING SERVICES	FY21 Adopted
<p style="text-align: center;"><b>Table of Contents</b></p> <p><b>I. General Notes</b>  <b>II. Plan Review</b>  <b>III. Combination Permits</b>  <b>IV. Express Permits (On-Line Permits)</b>  <b>V. Building Trade Section Permit Fees</b>  <b>VI. Electrical Trade Section Permit Fees</b>  <b>VII. Plumbing Trade Section Permit Fees</b>  <b>VIII. Mechanical Trade Section Permit Fees</b>  <b>IX. Gas Trade Section Permit Fees</b>  <b>X. Building Code Fire Resistance, Life Safety</b>  <b>XI. Inspections</b>  <b>XII. Appeals</b>  <b>XIII. Documents</b>  <b>XIV. Services</b></p> <p><b>I. General Notes</b>  <b>Unincorporated Pinellas County Only</b></p> <ul style="list-style-type: none"> <li>• A permit is not required where the valuation does not exceed \$500.00, unless an inspection is necessary, in which case there shall be a minimum fee for single trade, single trip inspection permit as described below.</li> <li>• All other permits shall be as specified below.</li> <li>• Other Exceptions: No permit is required for fences of chain link, vinyl or wood 6' or less in height, paving, work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.), or roof work less than \$750.00 in value.</li> <li>• For statistical use and to determine permit fees, the estimated cost of construction used on the permit shall be calculated on the actual cost, but no less than, the latest building valuation data published by the International Code Congress for Florida (<a href="http://www.iccsafe.org/cs/techservices">http://www.iccsafe.org/cs/techservices</a>) on the gross area of the building for new construction and on the work area for additions and renovations. For 1 and 2 Family Residential, unconditioned and open and covered areas spaces will be calculated as Utility Occupancy.</li> <li>• All Remodel/Rehab Fees shall be calculated the same as new construction, based on the area being remodeled.</li> <li>• Unless otherwise noted, fees include only the one Trade Section of the schedule section that they are located in.</li> </ul> <p><b>Contract Communities Only</b></p> <p>Pinellas County Building Services performs Building Official, Plan Review, Zoning Verification, Permitting, and Construction inspections by Interlocal Agreement for a number of incorporated municipalities. These municipalities have local ordinances regulations, and zoning that differ from the unincorporated portion of the County. In some cases, items exempted from permitting by the unincorporated ordinances and regulations will require permits and inspection in the municipalities.</p> <p>When in doubt about whether a permit is required in these municipalities, please contact our office at 727-464-3888 or check the Building Services website at <a href="http://www.pinellascounty.org/build/">http://www.pinellascounty.org/build/</a>.</p>	

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<p>1. Permit Fee Minimum (Per trade for single trip inspections when there is no specific permit fees specified within the fee schedule)</p> <p>2. Economy Permit Fee - Routine building maintenance work. Water Heater Replacement, T.U.G. Inspections, Water Conditioner Replacement, Water Service/Sewer Replacement, LPG Change of Supplier, &amp; Gas Appliance Replacement.</p> <p>3. "After-the-Fact" permit fees</p> <p>a. Shall be two (2) times the normal fee.</p> <p>b. Any subsequent "After-the-Fact" permit issued to the same licensed contractor within the following twelve (12) months shall be ten (10) times the normal fee.</p> <p>* Fixed Fee Permits are calculated on the historical average number of expected inspections. The County reserves the right to limit or increase the number of inspections and adjust fees accordingly.</p> <p>* No credit of fee reduction for "Master Plan" permits.</p>	<p>\$100.00</p> <p>\$75.00</p>
<p><b>II. Plan Review (fees are non-refundable)</b></p> <p>1. Plan Review Commercial (Charges on original plan review, revisions, and interiors). Additional review fees may be charged to plans that require a third review for the same previously noted deficiency within any pertinent trade sections and collected in advance of plan review.</p> <p>2. Plan Review Residential (Charges on original plan review, revisions, and interiors). Additional review fees may be charged to plans that require a third review for the same previously noted deficiency within any pertinent trade sections and collected in advance of plan review.</p> <p>3. Plan Review Fee subject to an Interlocal Agreement where a Building Permit is not issued by Pinellas County Building Services (Charges on original plan review, revisions, and interiors). Additional review fees may be charged to plans that require a third review for the same previously noted deficiency within any pertinent trade section.</p> <p>4. <i>Reserved</i></p> <p>5. Expedited Plan Review (Manager approval required)</p> <p>a. Residential</p> <p>0 - 2,000 ft<sup>2</sup></p> <p>2,001 - 5,000 ft<sup>2</sup></p> <p>5,001 - 10,000 ft<sup>2</sup></p> <p>10,001 ft<sup>2</sup> - Above</p> <p>b. Commercial</p> <p>0 - 2,000 ft<sup>2</sup></p> <p>2,001 - 5,000 ft<sup>2</sup></p> <p>5,001 - 10,000 ft<sup>2</sup></p> <p>10,001 ft<sup>2</sup> - Above</p> <p>c. Incentive for Economic Development Approved Projects</p> <p>6. Plan Review Additional Fee for Flood Zones - 50% Rule</p> <p>7. Building Code Site Plan Review (excluding 1 &amp; 2 Family Detached on Single Lots)</p> <p>8. Piling/Grade Beam Foundation Review Additional Fee</p> <p>9. Other Structures - Walkthrough (Screen Room, Raised Slab, Shed)</p> <p>10. Antenna Co-Locates (Plan Review for Structural Analysis)</p> <p>NOTE: The third and any subsequent plan review of signed &amp; sealed plans, for the same noted Code Violation, will be charged at four (4) times the applicable plan review fee.</p>	<p>25% of permit fee; Min. \$125.00; Min. \$31.00 for revisions</p> <p>25% of permit fee; Min. \$125.00; Min. \$31.00 for revisions</p> <p>Additional 10%</p> <p>\$110.00</p> <p>\$330.00</p> <p>\$550.00</p> <p>\$825.00</p> <p>\$280.00</p> <p>\$440.00</p> <p>\$715.00</p> <p>Add'l 50% of Plan Review</p> <p>No Charge</p> <p>Add 20% of Plan Review</p> <p>\$48.00</p> <p>Add 20% of Plan Review</p> <p>\$62.00</p> <p>\$88.00</p>

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<p><b>III. Combination Permits</b></p> <p>1. Residential Buildings - 1 and 2 Family up to and including the first 5,000 sq. ft. of conditioned space - Includes Building, Electric (includes saw pole or power pole), Plumbing, Mechanical, and Plan Review</p> <p>2. 1 and 2 family conditioned space 5,001 sq. ft. and over - Includes Building, Electric, Plumbing, Mechanical, and Plan Review</p> <p>3. Commercial Buildings valuation up to \$ 1 million - Includes Building, Electric, Plumbing, Mechanical, and Plan Review</p> <p>4. Commercial Buildings valuation portion over \$ 1 million - Includes Building, Electric, Plumbing, Mechanical, and Plan Review</p> <p>5. Solar Permits (Building, Plan Review for wind resistance engineering)</p> <p>    a. Domestic Water Heating - Each (includes Building, Plan Review, Plumbing &amp; Electric)</p> <p>    b. Photovoltaic Systems - Each (includes Building, Plan Review &amp; Electric)</p> <p>    c. Pool/Spa Heating System - Each (includes Building, Plan Review &amp; Electric)</p> <p>    d. Space Heating - Each (includes Building, Plan Review, Mechanical, Plumbing &amp; Electric)</p> <p>6. Spa, Swimming Pools and Hot Tubs</p> <p>    a. Spa, Swimming Pool and Hot Tubs, with Deck. Includes Building &amp; Electric. Up to \$40,000.00 value.</p> <p>    b. Spa, Swimming Pool and Hot Tubs - additional value exceeding \$40,000.00. Add to fee above at III.6.a.</p> <p>7. Early Start Permit (Interior work prior to first required inspection - See separate policy for instructions and limitations)</p> <p>    a. 0 - 10,000 ft<sup>2</sup></p> <p>    b. 10,001 - 50,000 ft<sup>2</sup></p> <p>    c. 50,001 ft<sup>2</sup> - Above</p> <p><b>IV. Express Permits (On-Line)</b>  <a href="http://www.pinellascounty.org/build/permitting.htm">http://www.pinellascounty.org/build/permitting.htm</a></p> <p><b>V. A. Building Trade Section Permit Fees</b></p> <p>NOTE: Additional fees shall apply for work performed beyond the scope of the building contractor's license (e.g. Electrical, mechanical, plumbing). Fees shall be calculated on the gross value of the work/work area of building as shown below:</p> <p>1. Shell-Building permits shall be charged a percentage of the actual total rate.</p> <p>2. Phased construction. Per phase, per floor. At Owner/Contractor's own risk, jointly and severally.</p> <p>3. Threshold Building (Charged on all buildings that meet State of Florida definition of a threshold building)</p>	<p>\$11.00 per \$1,000.00; Min. \$95.00</p> <p>\$8:00 per \$1,000.00; Min. \$100.00</p> <p>\$8:00 per \$1,000.00; Min. \$100.00</p> <p>\$7:00 per \$1,000.00; Min. \$100.00</p> <p>\$290.00</p> <p>\$215.00</p> <p>\$215.00</p> <p>\$360.00</p> <p>\$385.00</p> <p>\$5:00 per \$1,000.00</p> <p>\$100.00</p> <p>\$160.00</p> <p>\$220.00</p> <p></p> <p></p> <p></p> <p>60%</p> <p>22.5% of standard permit fee.</p> <p>17 % of standard permit fee.</p>

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<b>B. Miscellaneous Building Trade Section Fees</b>	
1. Antenna (including electric)	\$100.00 Each
2. Aluminum Birdcage (Pool Enclosure) Single Inspection Trip	\$100.00
3. Aluminum Structures	\$6.25 per \$1,000.00
4. Aluminum Mobile Home Accessory Package (Includes Carport, Screen Room, Raised Slab, Utility Shed)	\$142.00 per Pkg.
5. Construction Trailer or Sales Trailer (Add Sub-trade fees listed in trade sections)	\$91.00 Each
6. Demolition Permits	
a. Complete Building - includes Plumbing	\$135.00
b. Complete Building - less Plumbing	\$100.00
c. Interior - includes Plumbing	\$135.00
d. Interior - less Plumbing	\$100.00
e. Mobile Home - Plumbing Only	\$100.00
f. Other Structures - less Plumbing	\$100.00
7. Damage pre-permit inspection, Fire or Structural (Includes Building and Electric Trade sections)	\$153.00 Each
8. Inspection Fee for Municipal Interlocal Agreement (or as per Agreement)	\$70.00 Each
9. Local Regulation Review Fee with plans (contract communities)	\$70.00 Each
10. Local Regulation Commercial Site Plan Review	\$394.00 Each
11. Mobile Home on Lot (Add Sub-trade fees listed in trade sections)	\$173.00 Each
12. Move Building Only (In addition to and after pre-move inspections)	\$173.00 Each
13. Move Building Inspections (Includes Building, Plumbing, Gas, and Electrical; in addition to and done prior to Move Building Only)	\$283 Each
14. Reroof – Residential or Commercial - 1st 20 Squares *	\$150.00
15. Reroof - Residential or Commercial - Each additional square	\$1.00
16. Retaining Walls, Masonry Walls	\$0.87 per Lin. Ft.; Min. \$157.00
18. Seawalls	\$0.87 per Lin. Ft.; \$157.00 Min.
19. Signs (Billboard, Pylon, or Pole Signs) does not include Electric.	\$166.00 Each
20. Signs (Wall) does not include Electric.	\$117.00 Each
21. Vinyl Siding, Soffit & Fascia (all types) no permit required if siding is less than 500 square feet or if soffit or fascia is less than 100 square feet.	\$130.00 Each
22. Stucco over frame. No permit required if siding or stucco is less than 500 square feet.	\$184.00
23. Structures - Other	
a. Screen Rooms - Single Inspection	\$100.00
b. Screen Rooms - Two Inspections	\$130.00
c. Raised Slab	\$125.00
24. Sheds Building (Permit Not Required on sheds 100 ft <sup>2</sup> or less)	
a. Frame Built on site - Shell Only (Max 3 Inspection trips)	\$220.00
b. Prefab Shed on Slab (Max 2 Inspection Trips)	\$125.00
c. Prefab tie-downs only (1 Inspection Trip)	\$100.00
25. Tanks (All Types, including Gas and Oils) (550 Gallons and Over above ground, 110 gallons and over underground) No Building Services permits required for tank removal.	\$119.00 Each
26. Tents	\$0.06 per Sq. Ft.; \$75.00 Min.
27. Tents - Additional Tents within 100 ft.	\$37.00 Each

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28. Tent Review (Tents with enclosed sides or that have travel distance or number of occupants that require more than one exit)	\$28.00 per tent reviewed
29. Windows/Doors and Shutters residential or commercial (Includes plan Review)	
a. Up to 20 openings*	\$135.00 Up to 20 openings
b. Each additional opening*	\$5.00
<b>VI. A. Electrical Trade Section Permit Fees</b>	
NOTE: Additional fees shall apply for work performed beyond the scope of the electrical contractor's license (e.g. mechanical, plumbing). Fees shall be calculated on the gross value of the work/work area of building as shown below:	
1. T.U.G.* and Pre-Power Inspections Commercial and Residential (See separate policy for instructions) *Temporary Underground Service	\$100.00 Each
2. Commercial Alarm Systems and Low Voltage (Complete System and/or device)	\$0.08 per Sq. Ft.; \$120.00 Min.
3. Residential Alarm Systems and Low Voltage (complete System and/or device(s)) for New Construction, Additions and/or Renovations	\$100.00
<b>B. Miscellaneous Electrical Fees</b>	
1. Sales Trailer, Office Trailer, Construction Trailer	\$121.00 Each
2. Mobile Home	\$121.00 Each
3. Saw Pole, Well Pump	\$121.00 Each
4. Power Pole, or Single/Double Pedestal	\$121.00 Each
5. Residential Service Change	\$121.00 Each
6. Commercial Service Change	\$154.00 Each
7. Re-certification of Residential Electric Service	\$154.00 Each
8. Re-certification of Commercial Electric Service	\$154.00 Each
9. Add Electric to Air Conditioning Unit Removal and Reinstallation for Re-Roofing (Limited to a Single Inspection).	\$124.00 per 5 units or less
10. Safety Inspection	\$100.00
<b>VII. A. Plumbing Trade Section Permit Fees</b>	
NOTE: Additional fees shall apply for work performed beyond the scope of the plumbing contractor's license (e.g. mechanical, electric). Fees shall be calculated on the gross value of the work/work area of building as shown below:	
1. Water Heater Replacement - Electric or Gas Reconnect, same locations	\$75.00 Each
2. Water Heater Replacement - Electric or Gas Reconnect, relocated	\$184.00 Each
3. Tankless Water Heaters - Electric (Includes Plumbing and Electric)	\$184.00 Each
4. Tankless Water Heaters - Corded Electric (Includes Plumbing Only)	\$150.00 Each
5. Tankless Water Heaters - Gas (Includes Plumbing, Electric and Gas)	\$184.00 Each
6. Tankless Water Heaters - Corded Gas (Includes Plumbing and Gas)	\$150.00 Each

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<b>B. Miscellaneous Plumbing Trade Section Fees</b>	
1. Construction Trailer	\$91.00 Each
2. Mobile Home On Lot, Sales Trailer, Office Trailer (DCA, FBC, modular)	\$132.00 Each
3. Water Conditioner - New Installation or Relocation	\$128.00 Each
4. Water Conditioner - Replacement - Same Location	\$75.00 Each
	\$100.00 - first 100 Ft.
5. Commercial Utility Site Work, Sewer or Water*	\$68.00 - each add'l 100 Ft.
6. Residential Water Service or Sewer Replacement (Per 100 Feet or Fraction Thereof)	\$75.00 Each
7. Re-pipe Water Distribution - Residential per dwelling unit	\$121.00
8. Re-pipe Water Distribution - Commercial (Limited to a Single Inspection)	\$121
9. Submeters	\$125.00 per Every 10 or Less
10. Medical Gas/Vacuum	\$125.00 per Every 10 or Less
11. Shower Pan Replacement -Plumbing Only	\$184.00
12. Bathtub to Shower Conversion including Building (for wallboard replacement over 25 sq. ft.)	\$273.00
<b>VIII. A. Mechanical Trade Section Permit Fees</b>	
NOTE: Additional fees shall apply for work performed beyond the scope of the mechanical contractor's license (e.g. - electric, gas). Fees shall be calculated on the value of the work/work area as shown below:	
1. Fire Sprinkler System (includes standpipe, Fire Line and FDC)	\$25.00 per \$1,000.00
2. Standpipe System	\$215.00 Each
	\$100.00 - first 100 Ft.
3. Fire Line and FDC Line (Only)*	\$68.00 - each add'l 100 Ft.
4. Arm-Over or Add Heads to Existing Sprinkled Spaces	\$1.83 per Head, \$120.00 Minimum
<b>B. Miscellaneous Mechanical Trade Section Fees</b>	
1. Air Conditioning Equal Change-Out (Does Not Include Gas, Oil, or Electric)	\$136.00
2. Heat Recovery (includes Electric & Plumbing)	\$184.00
3. Mobile Home on Lot	\$132.00 Each
4. Commercial Hood, Refrigeration, Chemical System, Boiler, Spray Booth, Chiller, etc.	\$150.00 Each
5. Construction Trailer, Sales Trailer, Manufactured Office Building (DCA, FBC modular)	\$91.00 Each
6. Furnace Change Out (does not include Electric or Gas) without Condensing Unit	\$98.00 Each
7. Refrigeration Change Out/Equal Change Out	\$190.00 Each
8. Mobile Home Change Out/Replacement (includes ducts)	\$201.00
9. Duct Replacement, additions or alterations, or Mobile Home (per system up to \$10,000 in value)	\$111.00
10. Duct Replacement, additions or alterations, or Mobile Home (per system over \$10,000 in value)	\$111.00
11. Air Conditioning Component (air handler, furnace or condenser) removal and reinstallation for system or building maintenance	\$91.00
12. Air Conditioning Changeout with Electric	\$236.00
13. Air Conditioning Changeout with Electric and Ducts	\$336.00

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14. Air Conditioning package to Split System with Electric	\$236.00
15. 2 Air Conditioning system Changeouts with Electric	\$508.00
16. 2 Air Conditioning Equal Changeouts	\$260.00
17. Air Conditioning Unit Removal and Reinstallation for Re-Roofing less Electric (Limited to a Single Inspection)	\$124.00 per 5 units or less
<b>IX. Gas Trade Section Permit Fees</b>	
1. Residential	\$173.00
2. Commercial	\$68.00 per appliance; Min. \$173.00
3. Water Heater Gas - Electric Conversion (includes plumbing)	\$184.00
4. Gas Appliance Replacement	\$75.00 Each
5. Change of Supplier LPG	\$75.00 Each
6. Add Single Gas Appliance to an Operating System	\$154.00
<b>X. Building Code Fire Resistance, Life Safety</b>	
Minimum Fee per permit or dwelling or sleeping unit, whichever is more. (Not Charged on 1 & 2 family.) This is separate from and in addition to any fees charged by Fire Departments.	\$58.00 Residential, \$106.00 Commercial
<b>XI. Inspections (after-hours fees are non-refundable)</b>	
Weekday is a business day from 7:45am through 4:15pm	
Weekend begins 4:15 pm the last business day prior to a non-business day and ends at 7:45 am the next business day.	
Holidays start at 4:15pm the last business day before a holiday and end at 7:45am the first business day after a holiday. and include weekends with holidays.	
1. After hours inspection weekday, inspection within 90 minutes of normal inspection business hours. Per inspector. (2 hour minimum)	\$266.00
2. After hours inspection weekday beyond 90 minutes of normal inspection business hours. Per inspector. (3 hour minimum)	\$378.00
3. After hours inspection weekend. Per inspector. (4 hour minimum)	\$490.00
4. After hours inspection additional hours or fraction thereof. Per inspector. Weekend or weekday.	\$112.00
5. After hours inspection holiday. Per inspector. (4 hour minimum)	\$641.00
6. After hours inspection additional hours or fraction thereof. Per inspector. Holiday	\$150.00
7. Change Occupancy - Inspections only - Includes Bldg., Elec. & Fire Life-Safety	\$165.00 Each
8. Daycare - Inspections only - Includes Bldg., Elec. & Fire Life-Safety.	\$265.00 Each
9. Re-inspection Fee	\$68.00 Each
10. Re-inspection Fee for Lockout	\$25.00 Each
11. Re-inspection Fee for third and any subsequent Re-inspection, for the same noted Code Violation - Four (4) times Re-inspection Fee.	\$272 Each
<b>XII. Appeals</b>	
1. Building Official Determination	\$128.00 Each
2. Flood Variance Request	\$394.00 Each
<b>XIII. Documents</b>	
1. Duplicate Certificate of Occupancy or Duplicate Placard	\$32.00 Each
2. Duplicate Plan Certification - for all projects over 600 sq. ft. (may be charged on a percentage basis per trade section)	\$0.03 per Sq. Ft.
3. Certificate of Completion Request – More than 15 days after Final Inspection	\$17.00 Each

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<b>XIV. Services</b>	
1. Address change (numbers only) while permit is active and open.	No Charge
2. Address change (numbers only) after permit is closed.	\$87.00 Each
	\$118.00 Not to
3. Contractor Change. Includes all Trade Sections. Can be combined with reinstatement of permit for one fee if both are done with the same transaction.	Exceed the Original Permit Fee When Within 1 Year of Issue
4. Permit Plus Contractor Information Registration	
a. Initial Set Up and Issue I.D. and Pin Numbers	\$24.00
5. Mail-In Commercial Permit submittal processing fee.	\$48.00 Each
6. Notarize signature	\$6.00 Each
7. Notice of Commencement Form Process Filing Fee - for Clerk certification (optional) + Costs as Billed by Clerk	\$6.00
8. Refund processing Fee: No refund of permits unless issued in error on part of County; or if work has commenced or if permit is over 180 days old. Subject to management determination.	\$100.00 Each
9. Reinstatement/Extension of Permits	
a. Reinstatement - Not to exceed the original permit fee within 1 year of issue	\$118.00
b. 1st extension	\$36.00
c. 2nd extension	\$73.00
d. 3rd extension	\$73.00
10. Stocking Authorization Permit (commercial)	\$186.00 Each
11. Stop Work Order Release	\$152.00 Each
12. Technology Fee	
a. Re-Roofing, Web Permits, Window and Door Replacements, A/C, Water Heater replacements.	\$1.00
b. Alterations up to 5,000 square feet	\$2.25
c. New & Additions up to 5,000 square feet	\$3.50
Alterations 5,001 to 10,000 square feet	
d. New & Additions 5,001 to 10,000 square feet	\$5.50
Alterations over 10,000 square feet.	
e. New and Alterations over 10,000 square feet	\$11.00
13. Contract Community Board of Adjustment variance advisory process	\$91.00 per staff hour
14. Private Provider Administrative Fees	
a. Commercial Plan Review and Inspections	\$700.00
b. Residential Plan Review and Inspections	\$660.00
c. Inspections Only	\$600.00
15. Credit Card Convenience Fee*	2.25% with a minimum fee of \$1.50
* Fee will take effect with the implementation of Accela. Previous fee amount will remain in effect until that time.	