

PERMIT EXTENSIONS FOR EXPIRED PERMITS  
(Revised 3/2715)

Types of expired permits:

1. Current Expired: Permits that have expired or will expire between January 1, 2014 and January 1, 2016.
  - a) Permit re-instated, no fee is charged due to the language in Laws of Florida, Chapter 2012-205.
  - b) Permit extended for 90 days from the date permit re-instated Swimming Pool and Demolition permits are extended for 30 days.
2. Expired: Permits that expired January 1, 2012 through January 1, 2014 .
  - a) Permit re-instated, no fee is charged due to the language in Laws of Florida, Chapter 2012-205.
  - b) Permit extended for 90 days from the date permit re-instated Swimming Pool and Demolition permits are extended for 30 days.
3. Expired: Permits that expired prior to January 1, 2012
  - a) A Re-instate Fee is charged (minimum permit fee). Re-instate Permit once fee has been paid.
  - b) Permit extended for 90 days from the date permit re-instated Swimming Pool and Demolition permits are extended for 30 days.
4. Old Expired: Permits with a change in Florida Building Code (FBC).
  - a) Permits with only the final building inspection outstanding can be re-instated.
  - b) A Re-instate Fee is charged (minimum permit fee). Re-instate Permit once fee has been paid
  - c) Permits with more than the final building inspection outstanding (i.e. combination framing) cannot be re-instated. A new permit that meets the current FBC is required.
5. Ancient Expired: Permits that expired more than 10 years ago and are now being addressed because the property is being sold and will not settle until all outstanding permits are closed.
  - a) The property is reviewed to ascertain if there are recent permits that would close the previously issued permit. Example: 2010 Roof permit would close a 1999 Expired Roof permit.
  - b) Re-Roof, Mechanical and Electric Permits are the most common expired permits and usually require only one inspection. An inspector is assigned to resolve these permits when in the area and scheduling allows.
  - c) Re-Roof permits prior to December 13, 2001 required only a final roof inspection. These permits can be resolved by a county inspector or by an affidavit from the roofing contractor of record certifying that the roof was installed per the FBC code at the time. The affidavit can only be used if the contractor's state license is current and active.
  - d) New construction, renovation and alteration permits with only the final inspection outstanding. An inspector is assigned to resolve these permits when in the area and scheduling allows or the owner can submit an Architect/Engineer Affidavit certifying that the work was completed according FBC used when the permit was issued. Example: FBC 2001

## General Procedure Exceptions:

1. The contractor of record is no longer in business or the permit was issued to an owner/contractor and that owner no longer owns the property.
  - a) The new owner will need to complete a change of contractor with the permit center.
  - b) The new owner can be an owner/contractor providing the residence is for their own use and occupancy or hire a certified contractor to complete the permit.
  - c) Most of the time they will need a duplicate placard and jobsite copies.
  - d) The new owner can submit an Architect/Engineer Affidavit certifying that the work was completed according FBC used when the permit was issued. Example: FBC 2001.
2. The type of work and the inspections required and completed.
  - a) New construction, renovation and alteration permits require a completed combination framing inspection otherwise a new permit (permit to complete) and compliance with the current FBC will be required.
  - b) Swimming pools that have passed the steel and ground inspection can be re-instated.
  - c) Single inspection permits (mechanical, electrical, plumbing) can be re-instated
  - d) **Permits with no inspections are reviewed on a case by case basis as to whether a new permit is required or the original permit can be re-instated.**
3. Insulation
  - a) If sheetrock is completed, a General Affidavit from a Certified Residential, Building or General Contractor may be submitted certifying the installation of the insulation.
  - b) If A/C equipment is on site a General Affidavit from the Certified HVAC Contractor is required for compliance with FBC in effect when permit was issued
  - c) If A/C equipment is not on site, new sizing and energy calculations are required.
4. General Rule
  - a) **If any of the work is covered, affidavits are required for the covered work.**
  - b) If the work is not covered, then the work is required to meet the current FBC code.