



Office of Building Services

Residential Work Exempt from Permits

NOTE: This document is an excerpt for residential work exempt from permits. For complete information, please refer to the following link:

[Lake County Codification](#)
[General Ordinances of the County](#)
[Chapter 6 - Buildings and Construction](#)

LAKE COUNTY CODIFICATION Chapter 6 BUILDINGS AND CONSTRUCTION

ARTICLE III. ADOPTION AND ENFORCEMENT OF TECHNICAL CODES

Sec. 6-22. Adoption and enforcement.

All construction in Lake County shall be in accordance with the Florida Building Code, Florida Fire Prevention Code and the 2015 International Property Maintenance Code as amended herein. All adopted codes shall include all appendixes thereto unless specifically exempted.

(2) Chapter 1, Scope and Administration, Florida Building Code. Chapter 1, of the Florida Building Code, is amended to add (or if indicated herein, to delete) the following language regarding the sections specified:

c. 102.2.5-1

- A building permit shall not be required for the construction, alteration or repair performed by the property owner upon his or her own personal residence (the residence the owner lives in) for a one-story detached, freestanding, accessory structure to a one or two family dwelling used as a tool shed, storage shed, pergola, deck not exceeding thirty (30) inches above grade, gazebo, or playhouse or an attached/detached accessibility ramp (not exceeding a slope of one (1) unit vertically to twelve (12) units horizontally) that does not exceed a one hundred twenty-square foot footprint for the owner's personal use. This structure shall not incorporate electrical, HVAC, fuel gas, or plumbing. Zoning and flood requirements shall be met as required (utility rooms shall not be allowed under this exemption).
- Fences constructed of masonry or concrete type material, four (4) feet or less in height and all other fences six (6) feet or less in height are also exempt in accordance with this section. Zoning and flood requirements shall be met as required.

- g. 105 Permits.** Generally, the erection, alteration, or reconstruction of any building or structure, shall not be commenced without obtaining a building permit from the building official.

105.2 Work exempt from permit.

2. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
5. Storable swimming or wading pools as defined by this code. Exception: Electrical alterations or connections except for cord-and-plug connection into an existing receptacle.

Definition: Storable swimming or wading pool means those that are constructed on or above the ground and are capable of holding water with a maximum depth of 42 inches (1067 mm), or a pool with nonmetallic, molded polymeric walls or inflatable fabric walls regardless of dimension.

7. Swings and other playground equipment accessory to detached one- and two-family dwellings.
8. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of detached one and two family dwellings.
11. Replacement of the walking surface of an existing legally permitted dock or deck on residential property provided the dock or deck is within the extended side property lines and the replacement maintains or reduces in size the original configuration, so long as the replacement work is completed by the property owner or a licensed contractor.