



Sanibel Guidance for Construction-Related Work That May Be Completed Without a Building Permit

IMPORTANT NOTICE REGARDING CITY OF SANIBEL BUILDING PERMITS

Most of the structures on Sanibel were badly damaged by Hurricane Ian on September 28th, but the work to repair and re-build Sanibel has commenced. The City of Sanibel recognizes the necessity of getting residents and their contractors started quickly, efficiently, and safely to restore the vision of our island.

While a building permit is required for most construction-related work, various improvements of real property may not require a building permit.

The work exempted must still be constructed in accordance with standard city building permit requirements, the Florida Building Code 2020 7th Edition, Sanibel floodplain ordinance, and FEMA/NFIP regulations as applicable.

REPAIRS THAT DO NOT REQUIRE A BUILDING PERMIT

- Air conditioning repair.
- Air conditioning window unit replacement with existing electrical.
- Carpet installation.
- Ceiling fan replacement using existing outlet box and wiring.
- Door replacement for any interior, residential door within the individual unit.
- Damaged drywall removal & repair, trim, and baseboards that have been damaged by the hurricane.
- Interior finishes that have been damaged by the hurricane (flooring, painting, etc.).
- Roofing repairs less than 500 sf.
- Gutters and leaders.
- AC/Heating unit repair.
- Installation of floor/wall ceramic tile.
- Painting/wallpaper (interior).
- Plumbing repairs and plumbing fixture replacement, like for like.
- Residential appliance replacement.
- Playground equipment replacement.
- Screen replacement for windows, doors, and screen enclosures when the screen enclosure frame has not been damaged.
- Replacement of existing countertops and sinks in a single-family home and condominium that are going back in the same location (bathroom vanity, kitchen cabinetry replacement in single family and condominiums does require a permit).
- Window repair – glass only .
- Removal and Installation of drywall in a garage without habitable space.
- Pool equipment repair or replacement, like for like.

There will be additional information released regarding an emergency building repair permit process as soon as possible.