

# *City of Cedar Key*

*The Island City*

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Phone (352) 543-5132 • Fax 1-866-674-2419 • P.O. Box 339 • Cedar Key, Florida 32625

September 30, 2024

## **FOR IMMEDIATE RELEASE**

### **Emergency Repairs and Permitting**

Immediate repairs to protect storm-damaged structures are allowed as long as property owners apply for required permits within 72 hours of the repair.

### **Restoration of Electrical Power after Home or Business is Flooded**

When extreme flooding occurs, a full inspection of the electrical system should be performed before restoring electrical power. Proceeding to restore power where flood damage has occurred could result in putting your home or business in danger of fire. You should contact a licensed professional electrician to inspect and test for safe functionality and to assist you in asking your electrical service provider to restore power.

**Where home repairs are found necessary**, property owners shall apply for the required permits and request a final inspection. Once the permitted work has been satisfactorily inspected, the City will contact the electric provider to restore the power.

For more information on the City of Cedar Key, visit its website at [www.cityofcedarkey.org](http://www.cityofcedarkey.org) or follow it on Facebook.

Our staff is available to assist if you have any questions regarding this matter.

CONTACT INFORMATION;  
THE CITY OF CEDAR KEY BUILDING DIVISION  
809 6<sup>TH</sup> STR, CEDAR KEY,  
(352) 543-5132

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### **Emergency Repairs – Building Permit Requirements**

#### Work Exempt From Building Permit

A building permit is not required for temporary, emergency repairs to mitigate wind and/or water damage and to prevent further deterioration of the residential building or structure. Examples of exempted work include but may not necessarily be limited to:

- Removal of interior building materials such as drywall and insulation to facilitate water removal and to commence drying of the building. Work cannot proceed past required inspections (FBC 105.12)
- Minor siding, soffit and roofing repairs not exceeding 100 square feet of aggregate area for each type (siding, soffit, roofing)
- Repair or replacement of gutters and downspouts

#### Work Not Exempt From Building Permits

FBC 105.2.1 Emergency Repairs – The application shall be submitted within the next working business day.

#### **Building Repairs and Reconstruction (structural, non-structural, interior and exterior)**

- Repairs and reconstruction of structural and non-structural components, whether interior or exterior, including carports, require a building permit prior to starting work.
- Plans prepared by a Florida-licensed engineer or architect are required for structural repairs or reconstruction of residential buildings

#### **Roofing and Re-Roofing**

- Roofing and re-roofing require a building permit prior to starting work. (Replacement of up to a maximum of 100 square feet of aggregate does not require a building permit)

#### **Window and door replacement**

- A building permit is not required prior to work for the replacement of exterior windows and doors, including garage doors and replacement glass in an existing door and window frames, provided a permit is obtained within the next working day from the date the work is started
- All exterior windows and doors must have a valid Florida Product Approval Number.

### Soffit/fascia/siding repairs

- A building permit is not required prior to starting work for repairs and reconstruction of soffits, fascia, and sub fascia boards and exterior siding, provided a permit is obtained within the next working day from the start of the work.
- A building permit is not required if the aggregate areas of the repair or reconstruction area do not exceed 100 square feet for each type (soffit, fascia, siding).
- All soffit and siding materials used in repairs or reconstruction must have a valid Florida Product Approval Number.

### A/C equipment change-outs

- Building permit is not required prior to work, provided a permit is applied for and obtained within seventy-two (72) hours from the date the work is started.

### Water heater equal change-outs-Gas (Propane & Natural) or electric

- A building permit is not required prior to work, provided a permit is applied for and obtained within the next working day from the date the work is started.
- Electrical repairs and replacement (service equipment, circuit panels, wiring, and equipment): A building permit is not required prior to starting work for all electrical repairs, reconstruction, or replacement work, provided a permit is obtained within the next working day from the date the work is started.
- No electrical work requiring inspection shall be concealed.

### Docks, Boat Houses, Seawalls

- Docks, boat houses and sea walls require a building permit prior to starting work.
- Plans prepared by a Florida by a Florida-licensed engineer or architect are required for repairs and reconstruction.

### Sheds

- Residential sheds require a permit prior to installation.
- Residential shed replacement requires a permit prior to installation
- Residential shed repairs do not require a permit; however, sheds must remain in their originally approved location.

**All contractors must be licensed, insured, and registered with the City of Cedar Key. For permitting questions, please contact the City of Cedar Key Building Dept., 809 6<sup>th</sup> Str., Cedar Key, FL (352)543-5132.**

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### **Substantial damaged definitions, explanations and code requirements.**

If your property is substantially damage, you may be required to perform additional construction activities when you repair the property.

Floodplain management regulations and codes specify that all buildings that are in the Special Flood Hazard Area and that have sustained **substantial damage** must be brought into compliance with the requirements for new construction. The most significant compliance requirement is that the lowest floor, as defined in the regulations/code, must be elevated to or above the Base Flood Elevation (BFE).

**Substantial damage** means damage to a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**Base Flood Elevation** means the elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year. (100-year flood)

If you have flood insurance through the National Flood Insurance Program, you may be eligible for additional funding through Increased Cost of Compliance coverage. Talk to your Insurance agent to see if you are eligible.

Please plan to meet with the permits Office to review your proposed project, to go over the requirements, and to discuss the possible need to bring your building into compliance.

Definitions from FEMA.gov

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