



Commercial Permit Application Checklist

BUILDING DEPARTMENT

Revision Date: 2/13/2021

Form I.D. Number: 035.0

(FOR RESIDENTIAL PROJECTS PLEASE SEE [RESIDENTIAL PERMIT APPLICATION CHECKLISTS](#))

MINIMUM SUBMITTAL REQUIREMENTS:

- [Building Permit Application\(s\)](#) (Structural, Electrical, Plumbing & Mechanical, if applicable) (Broward County Link)
- **Two (2) sets of Building and/or Site plans are required.**
- All commercial new construction and alteration projects must be approved by your drainage district prior to the issuance of your building permit. (Please see "[Drainage District Approval Information](#)" for more detail.)
- Any project with an estimated job cost of \$2,500.00 or more requires a [Recorded Notice of Commencement](#) per Florida Building Code (to be submitted prior to first inspection.) (Broward County Link)
- Please note that these checklists are not intended to be all-inclusive. Due to changes in codes, regulations, and ordinances, other requirements may apply.

Addition / Alteration

- Signed Contract between Contractor and Owner
- Site Plan or Survey Showing Location
- Sealed Plans from an Architect or Engineer (if estimated job costs over \$15,000)
- Current Notice of Acceptances ([Product Approval from Manufacturer](#))
- [Statement of Responsibility Regarding Asbestos \(SRRA\)](#) (Broward County Link)
- \$200 Deposit Required (if estimated job costs over \$25,000)

Awnings / Canopies

- Signed Contract between Contractor and Owner
- Site Plan or Survey Showing Location
- Sealed Plans from an Architect or Engineer (if estimated job costs over \$15,000)
- Flame Retardant Certificate & Sample of Material

Demolition

- Site Plan or Survey Showing Location
- [Broward County PDMD \(DER\) Approval](#) (Broward County Link)
- [Statement of Responsibility Regarding Asbestos \(SRRA\)](#) (Broward County Link)

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Driveway

- [Engineering Permit](#)
- [Engineering Permit – Improvements within Private Streets Rights-of-Way](#) (if applicable)
- [Easement Agreements](#) (Required if widening or new driveway)

Dumpster / Dumpster Enclosure

- Site Plan or Survey Showing Location
- Building Plans (Sealed plans from an architect or engineer if job costs over \$15,000)
- [Broward County PDMD \(DER\) Approval](#) (Broward County Link)

Fences

- [Zoning Addendum Required](#)
- Site Plan or Survey Showing Location
- Type, Height, and Linear Foot of Fence
- [Easement Agreement\(s\)](#) (if applicable)
- [Landscape Affidavit](#) (if applicable)

Hurricane Shutters

- Signed Contract between Contractor and Owner
- Sealed Plans from an Architect or Engineer (if estimated job costs over \$15,000)
- Sketch or Floor Plan of building showing all door and window locations
- Current Notice of Acceptances ([Product Approval from Manufacturer](#))
- [Retrofit of Windows & Doors \(Wind Load Pressures\) Submittal Packet](#) or signed & sealed calculations by a Florida licensed Engineer **with** the [Product Approval Submittal Form](#) **and** the [Broward County Uniform Retrofit Window & Door Schedule](#).

New Construction

- Signed Contract between Contractor and Owner
- Site Plan or Survey Showing Location
- Sealed Plans from an Architect or Engineer (if estimated job costs over \$15,000)
- \$200 Deposit Required (if estimated job costs over \$25,000)

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Pool / Spa

- [Electric/Plumbing/Deck & Heater Permit Applications](#) (Broward County Link)
- Signed Contract between Contractor and Owner
- Site Plan or Survey Showing Location
- Sealed Plans from an Architect or Engineer (if estimated job costs over \$15,000)

Re-Roof

- Signed Contract between Contractor and Owner
- [Zoning Addendum Required](#)
- [Roofers Application Packet](#)
- [Broward County PDMD \(DER\) Approval](#) (Required for Commercial/Multifamily 3+ Units)
(Broward County Link)
- [Statement of Responsibility Regarding Asbestos \(SRRA\)](#) (Broward County Link)
- Current Notice of Acceptances ([Product Approval from Manufacturer](#))

Satellite Dish UNDER 20"

- No permit required per FCC regulations.

Satellite Dish or Antennas OVER 20"

- Building/Electrical Plans (Sealed plans from an architect or engineer if job costs over \$15,000)
- Site Plan or Survey Showing Location

Signs

- [Electric Permit Application](#) (if applicable for both permanent or temporary signs)
(Broward County Link)
- [Zoning Addendum Required](#)
- Site Plan or Survey Showing Location
- Electric Plans
- Dimensions, verbiage, color scheme, letter height

Slab

- Building Plans
- Site Plan or Survey Showing Location

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Tenant Improvement

- Signed Contract between Contractor and Owner
- Sealed Plans from an Architect or Engineer (if estimated job costs over \$15,000)
- [Broward County PDMD \(DER\) Approval](#) (Broward County Link)
- [Statement of Responsibility Regarding Asbestos \(SRRA\)](#) (Broward County Link)
- Health Department Approval for Restaurant
- HRS Approval for Day Care
- Current Notice of Acceptances ([Product Approval from Manufacturer](#)) (if applicable)
- \$200 Deposit Required (if estimated job costs over \$25,000)

Tents/Canopies (Larger than 10' X 10')

- [Electric Permit Application](#) (if applicable) (Broward County Link)
- [Temporary Use Permit Application and Requirements](#) (if applicable)
- Site Plan or Survey Showing Location
- Plans

Temporary Trailer

- [Electric/Plumbing/Mechanical Permit Applications](#) (if applicable) (Broward County Link)
- Site Plan or Survey Showing Location
- [Broward County PDMD \(DER\) Approval](#) (Broward County Link)
- Tie Down Specs
- Port-O-Let Agreement or Health Department Approval (if on holding tank.)

Window / Door Replacement (Shutters not required for impact resistant windows.)

- Signed Contract Between Contractor and Owner
- Sealed Engineering Plans
- Site Plan (or Sketch/Floor Plan) showing location and dimensions of window and doors being replaced
- Current Notice of Acceptances ([Product Approval from Manufacturer](#))
- [Retrofit of Windows & Doors \(Wind Load Pressures\) Submittal Packet](#) or signed & sealed calculations by a Florida licensed Engineer **with** the [Product Approval Submittal Form](#) **and** the [Broward County Uniform Retrofit Window & Door Schedule](#).

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HOW TO CONTACT OUTSIDE AGENCIES FOR APPROVALS

NOTICE OF COMMENCEMENT

BROWARD COUNTY RECORDS, TAXES AND TREASURY DIVISION

BROWARD COUNTY GOVERNMENTAL CENTER

115 S. ANDREWS AVENUE – ROOM 114

FORT LAUDERDALE, FL 33301

954-831-4000

www.broward.org/recordstaxestreasury/records/pages/noticeofcommencement.aspx

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPT. PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 NORTH UNIVERSITY DRIVE

PLANTATION, FL 33324

954-357-6666

954-357-6521 FAX

www.broward.org/planning

STATE OF FLORIDA DIVISION OF HOTELS & RESTAURANTS

2601 BLAIR STONE ROAD

TALLAHASSEE, FL 32399

850-487-1395

www.myfloridalicense.com/DBPR/hotels-restaurants

CHILDREN'S SERVICES ADMINISTRATION

115 SOUTH ANDREWS AVENUE, SUITE A360

FORT LAUDERDALE, FL 33301

954-357-7880

www.broward.org/children

NOTES:

In addition to the requirements of obtaining a permit, there may be additional restrictions applicable to a property that may be found in the public records of Broward County and there may be additional permits required from other governmental entities such as water management districts, drainage districts, state agencies or federal agencies.

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