

Office of Building Services

Services that we offer include:

GENERAL

- The Lake County Office of Building Services provides public safety, health, and general welfare by verifying compliance with the minimum Florida Building Code requirements and local ordinances.
- We are committed to reviewing each and every project with care and attention to compliance, while providing help, guidance and/or suggesting alternative approaches to assist the customer reach their goal.
- County would submit 15% of the building permit fees to the City monthly.

INTERNET PERMITTING

- We offer internet permitting to our customers. This is a great way to save you time, no travel or office wait time.
- Any type of permit can be applied for online. This includes single family residences, additions, etc.
- Our internet options allows you to schedule and track inspections, track permit applications, print certificate of occupancy's, copies of your permits, inspection job cards and permit history information.

PERMITTING

- The average time to process a residential permit is 5 – 10 business days or less.
- You can apply for and pick up permits at our office; small aluminum projects, renovations/alterations, re-roof, a/c change-outs, etc. can be obtained while you wait. (based on customer volume)
- Our office staff is dedicated to providing excellent guidance and customer service.
- City log in to our permitting software can be in place to allow any necessary holds on property not in compliance with City requirements.
- No permit will receive a final inspection unless approved in writing by the City.

Our residential permitting fees are based on square footage with a minimum permit fee of \$100.00.

- A basic residential fee schedule is shown below: All fees include plan review and inspections.

Single family detached & attached, garages/carports, detached and attached, screen rooms/enclosures, sheds, barns, metal buildings	.26 cents per square foot
Residential alterations/additions; Pool/Screen enclosures	.13 cents per square foot
Pole barns, gazebos, pergola	.23 cents per square foot
Slabs, patios, driveways; Re-roof, Roof over, Greenhouses	.03 cents per square foot
Boathouses, docks, wood decks	.20 cents per square foot
Seawalls, retaining walls, fences	\$75 for 1 st 75 linear ft + \$30 for ea 50 linear ft or fraction thereof thereafter
Vinyl windows, window & door replacements, stucco, irrigation	Flat rate \$100.00
In-ground pool w or w/o spa (includes electric, plumbing & gas)	Flat rate \$269.00
Above ground pool or Spa (includes electric, plumbing & gas)	Flat rate \$91.00
Manufactured home (includes set-up, electric, plumbing & mechanical)	Flat rate \$323.00
Modular Buildings DCA approved (residential use)	.26 per square foot
Low Voltage; Irrigation	Flat rate \$100.00
Electrical; Plumbing; Mechanical; Gas	.03 cents per square foot

DOCUMENTS SCANNING

- All permitting, plan review, and inspection documents are scanned in to our system for historical records. This reduces the number of sets of plans required for submittal.
- Scanning allows for easier access to all permitting, plan review and inspection documents.
- Provides quicker response to public records requests.

PLAN REVIEW

- We have a Chief Plans Examiner that leads a team of 3 multi-licensed Plans Examiners. Combined licenses total 23 that includes building, electrical, plumbing, mechanical, 1 & 2 family. This reduces delays in having to wait for multiple plans examiner to review one set of plans.
- Our plans examiners review the plans to ensure that minimum building code requirements are met. They work with contractor/homeowner to provide guidance and assure that the plans are in minimum compliance with the Florida Building Code. The plans examiners provide consultation appointments to discuss large projects.
- Our plans examiners are state licensed and stay up-to-date through continuing education workshops and seminars.

INSPECTION

- We have a Chief Building Inspector that leads a team of 10 multi-licensed inspectors. Combined licenses total 73 that includes building, electrical, plumbing, mechanical, 1 & 2 family. This reduces delays in having to wait for multiple inspectors per day on the job site.
- When inspections are requested our inspectors perform the inspection on the next working day.
- Personalized communication via cell phone and an inspection program on iPads so the inspection results information can be passed to our permitting system in real time allowing the contractors/homeowners to review the results via our website.
- Our building inspectors work with the contractor/homeowner to assure the construction is in compliance with the construction plans and the Florida Building Code.
- Our building inspectors are state licensed and stay up-to-date through continuing education workshops and seminars.

FIRE – NEW BUILDING PLAN REVIEW & INSPECTION

- We have a Chief Fire Inspector/Plans Examiner, 1 Fire Inspector, 1 Licensing Investigator, and 2 Senior Building Inspectors that hold State Fire Inspection Certifications. Combined certifications total 6.

CONTRACTOR LICENSING

- We offer full contractor licensing services, we maintain the license requirements for all local and registered contractors. We also maintain a list of state certified contractors.
- We have 3 Licensing Investigators who investigate complaints against licensed contractors and unlicensed individuals, work without permits, and expired permits. Combined F.A.C.E. certification total 5.
- We offer contractor complaint mediation and present cases before the Board of Building Examiners as needed.