



TOWN OF SEWALL'S POINT BUILDING DEPARTMENT
One S. Sewall's Point Road
Sewall's Point, Florida 34996
Tel 772-287-2455 Fax 772-2204765

AFTER THE FACT CONSTRUCTION

November 30, 2006

"After The Fact Construction" means any construction work covered under Florida Building Code sections 105.1 – 105.3 and Town of Sewall's Point Ordinance 50-86 that was built without a building permit and has not been reviewed or inspected by the town building department. Working without a permit is a violation of the Florida Building Code and the Town of Sewall's Code of Ordinances.

POLICY: Owner has two (2) options to resolve an after the fact construction violation:

OPTION A. Remove the unpermitted work/structure.

OPTION B. Apply for a permit. This is the same process/requirements for a new proposed permit. See Procedure below. After the fact permits carry a minimum \$250.00 fine, or a double permit fee, whichever is greater. All work must be uncovered and prepared for inspection. A Florida registered architect or engineer, or a private state-certified inspection company must certify any concealed work.

PROCEDURE: For Option B:

- Submit 1 copy of completed permit application.
- If applicable, submit 2 sets of surveys or site plans showing the location of the structure, and all the setbacks from property lines.
- When submitting for a permit, the design will be reviewed for compliance with current building and zoning codes.
- If the type of permit requires an architect or an engineer:
 - 2 complete sets of construction drawings are required and they must be signed and sealed by a Florida registered architect or engineer.
 - Also provide 2 signed and sealed letters from the architect or engineer certifying that the structure has been inspected and meets all codes. If the structure needs to be altered, 2 inspections would be required: an initial inspection and a final inspection.

The Town of Sewall's Point Building Dept. may not provide inspections. Any permit for habitable space, if approved, will be issued a certificate of Completion; and *not* issued a Certificate of Occupancy. The building department records will indicate that the architect or engineer is the inspector of record for any concealed work. A private state-certified inspection company may also perform required inspections.