Responsibility

As an Owner/Builder, the homeowner will be responsible for all work performed by day labor employees, and you must either employ licensed contractors or persons to be paid on an hourly or per diem basis. Anyone contracting with the homeowner, verbally or in writing, on a fixed-fee basis for any work, including labor, who is not properly licensed, will be subject to a fine of $500 pursuant to Florida Statute 489.127(4)(c) and/or imprisonment for up to one year pursuant to Florida Statute 489.127.



Owner Builder general information

Demolition

In addition to meeting Florida Building Code requirements stated above, the Owner/Builder is responsible for disconnecting all utilities, including water, sewer, septic tank, electrical, gas, telephone, or cable TV prior to commencing demolition. In order to abandon a septic tank on the property, a permit from the State of Florida Department of Public Health is also required.

Insurance

Please note that the Owner/Builder is liable for any damage to persons or property caused by day labor employees or for any day labor employees injured on the job. Regular home insurance policies ordinarily do not cover this type of liability. The Owner/Builder should consult with insurance professionals regarding coverage prior to commencing any project.

Withholding Taxes

The Owner/Builder is responsible for withholding social security, federal and state unemployment insurance taxes from the wages of employees working on the construction, as well as for filing returns and making payments thereof to the proper agencies.

Village Council

Cindy Lerner, *Mayor*

Joseph M. Corradino, *Vice Mayor*

Jeff Cutler

James E. McDonald

Bob Ross

Pinecrest Inspection Line	305.234.2111
Miami-Dade County Permitting & Inspection Center	786.315.2000
Miami-Dade County DERM	305.372.6789
Miami-Dade County Water & Sewer	305.665.7477
Florida Department of Health	850.245.4250

BUILDING AND PLANNING DEPARTMENT

PERMITTING HOURS: 8:00 a.m. to 2:00 p.m.— Monday through Friday

TEL 305.234.2121 · FAX 305.234.2131

12645 PINECREST PARKWAY | PINECREST, FLORIDA 33156

www.pinecrest-fl.gov

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Building and Planning Department

Get Informed



HELPING RESOLVE YOUR

PERMITTING ISSUES.



Owner Builder General Information

The Village of Pinecrest Building and Planning Department is located in the Pinecrest Municipal Center, 12645 Pinecrest Parkway, Pinecrest, Florida. The hours of operation are 8:00 am to 2:00 pm. Plans can be reviewed during the walk-thru hours of 8:00 am to 10:00 am. To meet with the Building Official, an appointment should be made in advance.

Prior to issuance of a building permit, you must submit proof of ownership of the land concerned in the application in the form of a recorded deed showing you own the property, a copy of mortgage

proof of ownership

or warranty deed of the land, a Miami-Dade County tax receipt, or a statement containing the property's legal description and indicating the property is in your name. The property owner's name and legal description of the property on the document of proof must correspond to the name and legal description on the application.

When is a permit required?

Chapter 1 of the Florida Building Code states that "any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building or structure, or any outside area being used as a part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work."

Pursuant to Florida Statute 489.103(7) when the owner of real property, acting as contractor and providing all material supervision, is building or improving a one-family or two -family residence, or a commercial property, the following disclosure statement shall be provided by the local permitting agency:

"State law requires construction to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows the homeowner to act as contractor. Even though the resident does not have a license, the homeowner must supervise the construction."

What can a resident build as an owner builder exemption?

You may also maintain, alter or repair your own single family or duplex residence; or erect a one story building or addition of not more than 500 square feet for commercial or industrial use, or perform maintenance or repairs and non-structural alterations, not to exceed $5,000 on any building which you own or lease.



The building must be for personal use and occupancy. It may not be built for sale or lease. If building is sold or leased within one (1) year after the construction was completed, the law will presume that the building was built for sale or lease, which is a violation of this exemption. Resident may not hire an unlicensed person as contractor or subcontractor. It is the responsibility of the resident to make sure that people employed have the license required by state law and by county and municipal ordinances. Any person working on a building who is not licensed must work under the supervision of the homeowner and must be employed by the homeowner, which means that the homeowner must deduct FICA and withholding tax and provide worker's compensation for that employee as prescribed by law. Construction must comply with all applicable laws, ordinances, building codes and zoning regulations."

permit expiration

Permits will expire and become null and void if work authorized by such permits has not commenced within 180 days from issuance or has been suspended or abandoned at any time for a period of 180 days. If the permit holder is unable to begin work and obtain an inspection within 180 days, a permit renewal is necessary prior to permit expiration.