



City of  
**Lake Worth  
Beach**  
FLORIDA<sup>SM</sup>

*LAKE WORTH BEACH*

# Building Division



[lakeworthbeachfl.gov](http://lakeworthbeachfl.gov)

## MISSION

The mission of the City of Lake Worth Beach's Building Division is to protect the life, health, safety and welfare of the community.

## Building Division Overview

The Building Division is a centralized operation, housing all of the services relating to building and permitting activity for the City of Lake Worth Beach. The Building Division is located at 1900 2nd Ave N., Lake Worth Beach, FL 33461. The hours of operation are Monday through Friday, 8:00 am till 4:00 pm. The phone number is (561) 586-1647. Calls are answered from 8:00 am until 4:00 pm.

## Permit Application

The City of Lake Worth Beach follows the latest adopted versions of the Florida Building Code. Building permit applications and their checklists are available in our office and online at lakeworthbeachfl.gov. When applying for a permit a master permit application is used for all scopes of work but the requirements will vary according to the scope of work. Permit application may be submitted with Palm beach County universal permit application, or a Lake Worth Beach permit application.

### *To apply for a building permit the following are required:*

1. Completely fill out and verify that all information is accurate and correct on the permit application.
2. One (1) copy of submittal documents are required for all permits
3. Permits are required to construct, modify, repair, demolish or alter buildings.

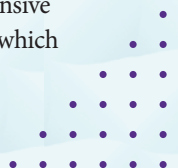
### *Below is a list of exceptions:*

- **Air Conditioning Window Unit:** Unit in existing window opening with existing electrical cord and plug.
- **Appliance Replacement** (With Cord and Plug): Excluding water heater
- **Doors:** Replace interior only, Single Family/R-3 occupancy
- **Drywall:** Interior wall repair, less than 3 sheets of 4'-0" x 8'-0"
- **Electrical:** Replacement of lights, outlets, and switches for Single Family/ R-3 occupancy per 2020 N.E.C.
- **Fence:** Repair/Replace for previously permitted fence up to 16'-0" sections-excluding Pool Barriers
- **Gutters and downspouts:** Single family/R-3 occupancy
- **Plumbing Fixtures:** Replacement of common household fixtures for Single Family/R-3 occupancy (same location)  
\*Excluding bath tub/shower
- **Soffit and /or Fascia:** Repair and replace up to 25% of total
- **Stucco:** Repair only Single Family/R-3 occupancy
- **Wood Deck:** Repair up to 100 square feet of previously permitted deck boards (no framing members)

*"The foregoing exemptions from the building permit requirement shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the Florida Building Code or any other laws or ordinances of this jurisdiction."*

## Permit Fees

Permit fees can be found in the City's Comprehensive Fee Schedule within the City's operating budget which is available at lakeworthbeachfl.gov.



## Inspections

Required inspections are requested through the City's automated phone line at (561) 586-1691. All next day inspections shall be scheduled by 4:00 pm. Inspections may also be scheduled online at [lakeworthbeachfl.gov](http://lakeworthbeachfl.gov). If a same day inspection is needed a call must be made to (561) 586-1647 for availability of inspectors. (additional fees are assessed)

Building permit applications, their checklists and fee schedules are available in our office and online at [lakeworthbeachfl.gov](http://lakeworthbeachfl.gov).

## Plan Review

The plan review process is a technical review of submitted plans to ensure they reflect the requirements needed to comply with all codes, as adopted by the State of Florida. Plan examiners make every effort to review plans as quickly as possible. Plan Review may be delayed due to the following:

- Incomplete permit application
- Plans not complete or missing required disciplines
- Plans not stamped, signed or sealed as required by State Statute
- No up to date survey or site plan
- Improper setbacks, lot coverages and/or building lot coverages
- Exceeding height requirements
- Inconsistencies between plans and /or product listings
- Accessibility-access for handicapped not shown
- Lack of Certificate of Appropriateness (CoA) application, if located in a City historic district
- Conflicts with the city's Land Development Regulations, including use.

The city now performs the review digitally. Once reviewed by all appropriate departments the permit is sent by email or file transfer service to the contractor of record.

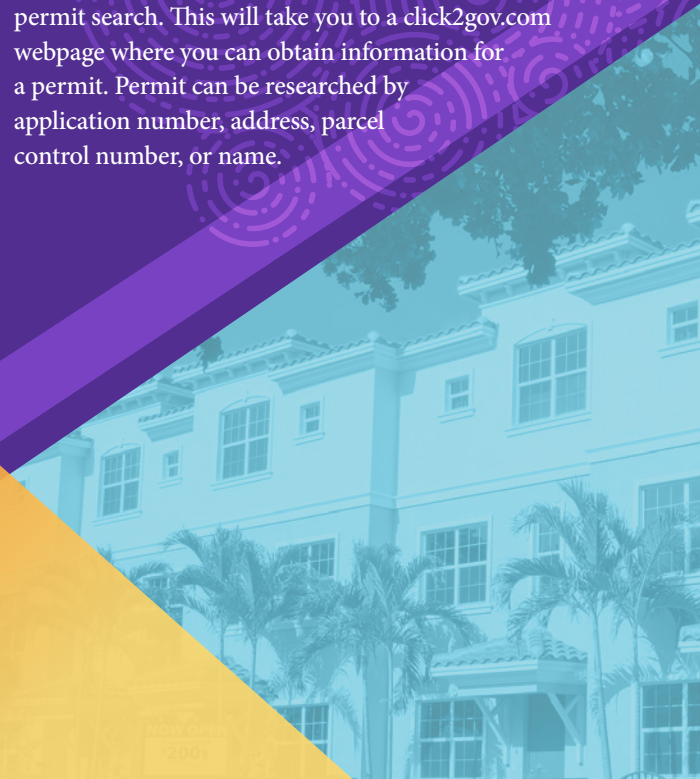
## BUILDING SAFETY INSPECTION PROGRAM

The Florida legislature in 2022 adopted new regulations that all Condominiums/ Cooperative associations that have a building three stories or taller and more than 30 years old must initiate a milestone inspection report. That inspection report must be submitted to the city prior to December 31, 2024.

For questions about this program you can contact the Building Division Office at (561) 586-1647.

## HOW TO CHECK THE STATUS OF A BUILDING PERMIT

For more information on the status of a specific building permit application, visit the city website at [lakeworthbeachfl.gov](http://lakeworthbeachfl.gov). Go to the business tab, scroll to the building permit tab. On the building division webpage go to schedule inspection or permit search. This will take you to a [click2gov.com](http://click2gov.com) webpage where you can obtain information for a permit. Permit can be researched by application number, address, parcel control number, or name.





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## Inspections

An inspection can be scheduled by calling the Building Division's Inspection Line at 561.586.1691 by 4:00 p.m. the day before inspection.

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*For more information regarding the program, please contact the Lake Worth Beach Building Division at **561.586.1647** or [bpermits@lakeworthbeachfl.gov](mailto:bpermits@lakeworthbeachfl.gov).*



**CITY OF LAKE WORTH BEACH**  
**Department for Community Sustainability**  
*Building Division*

1900 2nd Avenue North,  
Lake Worth Beach, FL 33461

**P: 561.586.1647**

**For more information: [lakeworthbeachfl.gov](http://lakeworthbeachfl.gov)**