



City of Tarpon Springs

Building Development Department

Permit Review Times

Notice

FBC Section 105.3.4 For a single family residential dwelling building permit, 30 working days shall be the process time, unless unusual circumstances require a longer time for processing, or the permit application fails to satisfy the Florida Building Code, laws or ordinances.

Due to the anticipated influx of building permit applications predicated by hurricane Helene, this would qualify as “unusual circumstances”. We will process permits in a timely manner as our workload and available manpower allows but processing times may take longer than 30 days. Hurricane related repair permit applications will be prioritized. Normally permit applications are processed on a first come first serve basis, until further notice, permit applications will be prioritized on an as needed basis.

This is due to the significant number of homes damaged in a flood zone that will have to be reviewed for the **FBC Sec. 158-45. - Substantial improvement and substantial damage determinations** in compliance with the FEMA “50% Rule”. If it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood-resistant construction requirements of the Florida Building Code, NFIP and this chapter is required.

Follow [FEMA P-758, Substantial Improvement Substantial Damage Desk Reference](#) to implement National Flood Insurance Program (NFIP) requirements for Substantial Improvement/Substantial Damage.

Please see links below for more information

<https://www.floodsmart.gov/>

<https://pinellas.gov/substantial-damage-substantial-improvement>

https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH158FLMA_ARTIAD_DIV3DUPOFLAD_S158-45SUIMSUDADE

<https://www.fema.gov/about/glossary/flood-zones>