

# Planning, Zoning and Building Department Code Compliance Division



## Common Code Violations

- Building without a permit: State laws and local ordinances require that permits be obtained prior to erecting, altering, constructing or installing buildings, structures or service systems including pre-fabricated structures such as sheds, gazebos, fences, satellite dishes, reroofing, room additions, pouring concrete slabs, and any other structures including gas, electrical, plumbing or mechanical systems. Permits are also needed to move, remove or demolish any structures. See below for more details.\*
- High Grass and Overgrowth: The excessive accumulation of untended growth exceeding \_\_\_ inches in height of weeds, undergrowth or other dead or living plant life.
- Abandoned Vehicles: Abandoned, salvage or junked property prohibited on public ways. No person shall leave a salvage, junked or abandoned vehicle on any road, street, alley, highway, or public easement.
- Dumping: Dumping or unsanitary nuisances is prohibited. It is unlawful for any person to create an unsanitary nuisance.
- Vacant Lot Maintenance: County ordinance prohibits accumulations of waste, yard trash, or rubble and debris, uncultivated vegetation greater than 18 inches in height, and/or Brazilian Pepper, within 25 foot of adjacent, developed property.
- Operating a business in a residential zone:
- Only certain home business are permitted and many require special licensing with set guidelines and restrictions (ULDC Article 4)
- Inoperative vehicles: Inoperative vehicles may not be stored on residential property. Additionally, all vehicles on residential property must be properly licensed, with an exception for one such unlicensed vehicle, so long as it is stored in the side or rear yard, screened from view.
- Boats/Campers/Trailers: [See brochure]
- Trash and Debris: [See brochure]
- Signs: Signs in rights-of-way or on trees or telephone poles are prohibited. All signs require permits, unless exempted by Code.

## Construction without a Building Permit

The law requires that the construction be inspected at specified phases by qualified personnel to assure compliance with the required Building and Zoning regulations. It is your responsibility to obtain the appropriate permits, required inspections and Certificates of Completion within the time allocated by the Code Compliance Division and/or the Special Magistrate. It is important that you begin to take immediate steps to correct your violation(s).

### Some important tips:

- Do not delay. Structures or improvements built in violation without permits and inspections create the need for additional documentation and review will most likely require additional time
- Obtaining permits is a process and requires time, especially under these circumstances.
- Incomplete applications - make sure your permit applications and documents are completed correctly
- If you encounter unforeseen difficulties, please communicate this information to the Code Compliance Officer responsible for your case.
- Additional fees may apply
- A copy of the NOV must be included with your permit application

### Plans & Permits

Please know that your permit submittal may require plans and other documentation and/or a professional architect or engineer licensed in the state of Florida.

**"As-Built"** drawings must provide the typical details and minimum information required by Palm Beach County. They also must identify code deficiencies on the plan and proposed corrections.

If the property is under violation by the Code Compliance Division, a copy of the Notice of Violation must accompany the permit application.

### Inspections/Certificates

It is necessary for you to schedule and pass the applicable building, plumbing, electrical, mechanical, and compliance inspections to resolve a code violation for the failure to obtain a building permit prior to erecting, altering, constructing or installing buildings, structures or service systems. Removal and/or demolition options are available but also require permitting.

For more information and/questions concerning the Building Division's procedures referenced above, please contact Michael Gauger at 561-233-1157.