



City of Oviedo Building Services

Procedures for resolving expired permits or open permits that are shown in our system or on the Seminole county property appraiser web site.

Section 105.5 of the 5th Edition (2014) Florida Building Code, Chapter 1, Scope and Administration, Ordinance No. 1624 states:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Failure to obtain an approved inspection within 180 days of the previous approved inspection shall constitute suspension or abandonment. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing prior to the expiration date and justifiable cause demonstrated. Permits issued for the demolition of a structure shall expire 60 days from the date of issuance. For a justifiable cause, one (1) extension of time for a period not exceeding 30 days may be allowed. Such request shall be in writing to the building official.

If your permit is older than the above, closed or expired permits the following procedures will be followed:

1. If the original permit was issued during the current code cycle, we can issue a new permit to an appropriately licensed contractor utilizing the original construction documents. If inspections were missed or work was concealed before inspections were conducted, the contractor may have a licensed architect or engineer provide an affidavit in lieu of the required inspections. The affidavit must state the required inspections it covers and must be signed and sealed by the architect or engineer. The affidavit will be placed in the public record and will be noted in the records. The City will only conduct those inspections that can be inspected without destruction of the construction.
2. If the permit is older than one code cycle, the Building Official will not re-open the permit utilizing the original construction documents nor conduct any inspections. A new permit can be issued however the construction and drawings, if needed, will be required to meet the current code and inspections will be conducted to assure the construction meets the current code.
In lieu of a new permit being issued, an affidavit from an architect or engineer signed and sealed may be used to close out the permit. The affidavit must state the year the permit was issued under and verify that the work was completed and inspected by the architect or engineer. It will be noted in the record that the permit was closed by affidavit.