



SHUTTER, WINDOW or DOOR APPLICATION

Window
 Door
 Shutter
 Electric Required:
 Yes
 No
 Commercial Residential

Job Information:

Owner Name: _____ Phone # _____
 Owner Email: _____
 Owner Mailing Address (if different): _____
 STRAP #: _____
 Job Address: _____ Fort Myers Beach, FL 33931, Lee County

Contractor's Information:

Contractor Business Name: _____ License #: _____
 Qualifiers Name: _____ Email: _____
 Phone# _____ Address: _____

Scope of work:

Remodel sqft: _____ Estimated cost value: _____ **if over \$5000 a NOC is required*

EXPOSURE CATEGORY: D				WIND ZONE: 160MPH			
	Product Approval	NOA or Product Approval #	Expiration Date	Impact (Required if no shutters)	SHGC	Design Pressures (from manuf. specs) Positive Negative	Turtle Glass Required
1.	<input type="checkbox"/> FL# or <input type="checkbox"/> NOA			<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No
2.	<input type="checkbox"/> FL# or <input type="checkbox"/> NOA			<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No
3.	<input type="checkbox"/> FL# or <input type="checkbox"/> NOA			<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No
4.	<input type="checkbox"/> FL# or <input type="checkbox"/> NOA			<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No
5.	<input type="checkbox"/> FL# or <input type="checkbox"/> NOA			<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No
6.	<input type="checkbox"/> FL# or <input type="checkbox"/> NOA			<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No
7.	<input type="checkbox"/> FL# or <input type="checkbox"/> NOA			<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No
8.	<input type="checkbox"/> FL# or <input type="checkbox"/> NOA			<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No
9.	<input type="checkbox"/> FL# or <input type="checkbox"/> NOA			<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No
10.	<input type="checkbox"/> FL# or <input type="checkbox"/> NOA			<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No

Note: SHGC value must be less than or equal to .25.

Design pressure compliance with Florida Building Code--Select ONE of the following:

1. All units exceed minimum pressures for 160 mph wind, exposure D, from FBC-R s. 301, shown in table below.
2. I am including site-specific engineering digitally-signed and sealed by a Florida state-registered Design Professional which shows the required design pressures for each fenestration.
3. I am including individual design pressure calculations from an approved Wind Load Calculator based on ASCE 7-16 (e.g., WindLoad Calc, 4 Winds, etc.)

Minimum Calculated Design Pressures (FBC-R301.2(2) & R301.2(3))	160 Wind Exp B	160 Wind Exp C	160 Wind Exp D
Mean roof height of structure < 30'	27.6	38.6	45.8
	-37.0	-51.8	-61.4
Mean roof height of structure 30'-45'	30.9	42.2	49.1
	-41.4	-56.6	-65.9
Mean roof height of structure 45'-60'	33.7	44.7	51.6
	-45.1	-59.9	-69.2



DETAILED SCOPE OF WORK WORKSHEET

(Information required with application. Use of this worksheet is optional.)

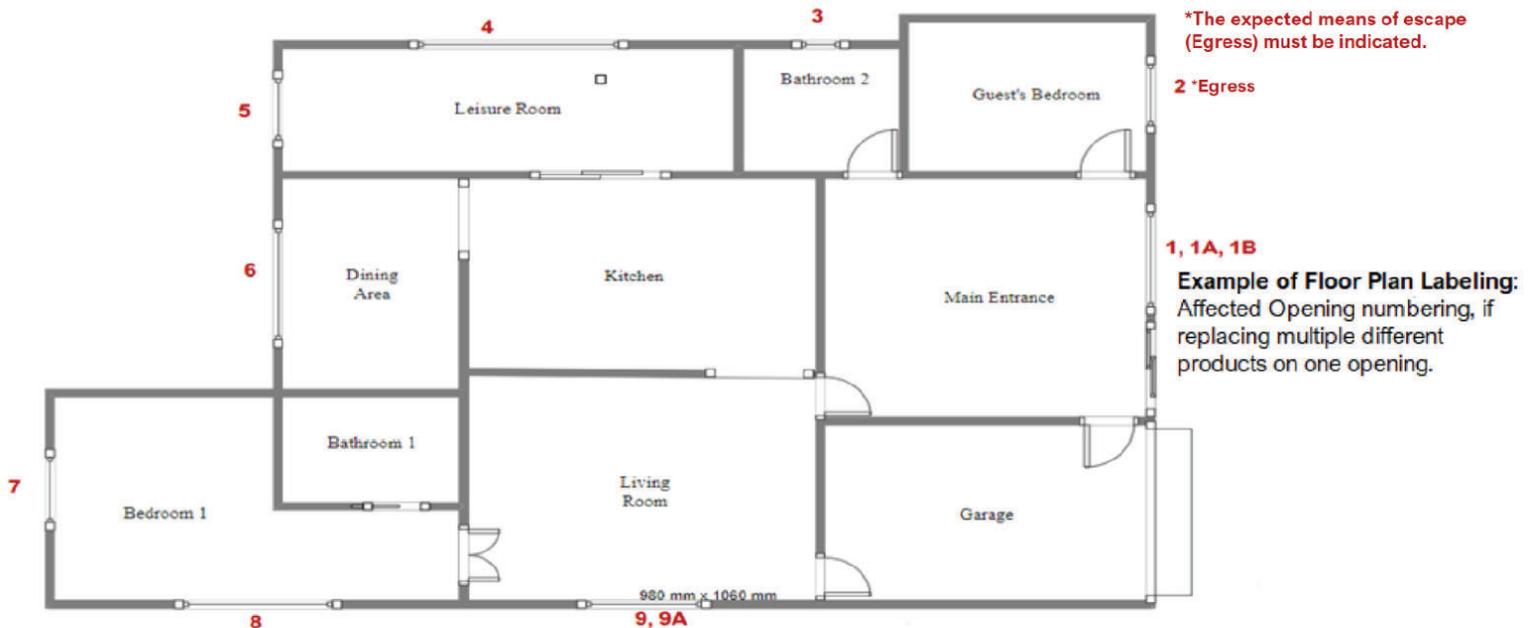
Provide a detailed description below of any and all work being proposed. Show work location (#1-13) on site plan.

- 1)
- 2)
- 3)
- 4)
- 5)
- 6)
- 7)
- 8)
- 9)
- 10)
- 11)
- 12)
- 13)

SITE PLAN WORKSHEET



Floor Plan Layout Example- Windows/Shutters/Doors



Example of Floor Plan Labeling:
Affected Opening numbering, if replacing multiple different products on one opening.



Qualifier Acknowledgement

This page is required for ALL Building Permit Applications

ACKNOWLEDGEMENT OF TOWN OF FORT MYERS BEACH REGULATIONS BY THE **QUALIFIER**

NOTICE OF ADDITIONAL RESTRICTIONS: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that maybe found in the public records of this County, and there may be additional permits required from other governmental entities such as the Water Management District, State agencies, or Federal agencies. I acknowledge that any demolition or renovation of an existing structure must comply with Florida Statutes s. 469.003, Florida Building Code, and any other relevant regulations, including state and federal law. I understand that I am responsible for notifying the Department of Environmental Protection in advance of any intentions to remove asbestos, when applicable, in accordance with state and federal law.

WARNING OF WORK IN THE COUNTY RIGHT-OF-WAYS: This permit does not authorize construction or installation of any structure or utility, above or below ground, within any right of way or easement reserved for access, drainage or utility purposes. This restriction specifically prohibits fencing, sprinkler systems, landscaping other than sod, signs, water, sewer, cable and drainage work therein. If such improvements are necessary, a separate permit for that purpose must be obtained from the Building Department.

INSPECTIONS: This permit is void if the first inspection is not made within six (6) months from the date issued or if no inspection has been made for a period of six (6) months from the most recently passed inspection. The permit is void if the zoning classification is violated. Applicant agrees to comply with the sanitary regulations and understands that the proposed structure may not be used or occupied until an approved certificate of occupancy is issued. Applicant further understands that failure to obtain permit or misrepresentation of the improvements is a misdemeanor and upon conviction, applicant can be punished as provided by the law. Failure to comply with the mechanics lien law can result in the property owner paying twice for improvements

NOTICE OF CLEARING RESTRICTIONS: Issuance of a Demolition Permit for a structure does not authorize removal of vegetation beyond the footprint of the structure. A Demo Permit is not a clearing permit.

WORK IN THE SPECIAL FLOOD HAZARD AREA: Be advised that Substantial Damage/Substantial Improvement requirements will apply to structures located in the Special Flood Hazard Area with Finished Floor Elevations below the Base Flood Elevation.

CERTIFICATION: Application is hereby made to obtain a permit to do the work and installations as indicated. I, **THE QUALIFIER**, certify that I have not performed any work or installation prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. The permit or application fee may have additional fees imposed for failing to obtain permits prior to commencement of construction. The permit application or approved permit expires if work is not commenced within 180 days from the date of issuance. I, **THE QUALIFIER** understand that the structure cannot be used or occupied until a certificate of occupancy is issued. By signing this permit application, I, **THE QUALIFIER**, agree that I have been retained by the property owner to provide contracting services for the trade for which I am listed. Furthermore, it is my responsibility to notify the Building Plan Review and Inspection Division should I no longer be **THE QUALIFIER** responsible for providing said contracting services. I, **THE QUALIFIER**, agree that I understand the review and issuing of this permit does not exempt me from complying with all County Codes and Ordinances.

NOTICE OF COMMENCEMENT INFORMATION Per Florida Statutes 713.135 a Notice of Commencement (NOC) is required for construction of improvements totaling more than \$2,500, with certain exceptions. For A/C Repairs or Replacements a notice of commencement is required for improvements more than or equal to \$15,000. The applicant shall file with the issuing authority prior to the first inspection either a certified copy of the recorded NOC or a notarized statement that the NOC has been filed for recording, along with a copy thereof. In order to comply with the state requirement, permits will be placed in inspection hold until proof of the NOC is filed with the building permitting and inspection department. The issuing authority shall not perform or approve subsequent inspections until the applicant files by mail, facsimile, hand delivery, email or any other means such as certified copy with the issuing authority.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Job Street Address: _____

I, _____ (Qualifier), hereby certify that all answers to the questions in this registration and any supplementary information attached to and made part of this registration is honest and true.

Typed or printed name of Qualifier

Signature of Qualifier

STATE OF _____ COUNTY OF _____

The foregoing instrument was certified and subscribed before me by means of _____ physical presence OR _____ online notarization, this _____ day of _____, 20_____, by _____, _____ who is personally known to me OR _____ who has produced _____ as identification.

(seal)

Notary Public Signature

Town of Fort Myers Beach
6231 Estero Blvd. Fort Myers Beach, FL 33931
Phone # (239) 765 -0202
Buildingpermits@fmbgov.com

Rev 11/25/25
Guidelines subject to
change without notice.



Owner Acknowledgement

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Job Street Address: _____

Signature of Property Owner

Typed or printed name of Property Owner

STATE OF _____ COUNTY OF _____

The foregoing instrument was certified and subscribed before me by means of _____ physical presence
OR _____ online notarization, this _____ day of _____, 20____, by _____,
_____ who is personally known to me OR _____ who has produced _____ as identification.

Notary Public Signature

(seal)

If An Owner Agent is Being Named, Please complete below

I, _____ (Property Owner), hereby certify that
_____ is my authorized AUTHORIZED AGENT/representative of the property
described herein. All answers to the questions in this registration and any supplementary information attached
to and made part of this registration is honest and true.



REPAIR/IMPROVEMENT COST FORM

NOTICE TO PROPERTY OWNERS

Rebuilding your Home after the storm?

Adding on, renovating, or remodeling your home?

Here's information you need to know about the "50% Rule".

What is the FEMA 50% rule? The Town of Fort Myers Beach participates in the National Flood Insurance Program (NFIP) making affordable flood insurance available for structures within its jurisdiction through FEMA. The FEMA 50% Rule is a requirement for participation in this program. It limits the cost of improvements (additions, alterations, and/or repairs) to non-conforming structures to less than 50% of the "Market Value" of the structure prior to the start of work. If your home or business is below the FEMA required flood elevation, the Town of Fort Myers Beach has flood damage prevention regulations that will affect remodeling, renovations or additions to buildings.

What is a 'non-conforming structure'? FEMA identifies areas that are at higher risk for periodic flooding and determines the minimum lowest floor elevation for structures in these areas. Existing structures built prior to 1984 that have the lowest finished floor below the required elevation are non-conforming.

How is 'market value' determined? The Town of Fort Myers Beach will use the assessed value of your structure recorded by the Lee County Property Appraiser's Office. Only the value of the structure is pertinent, the value of the site improvements such as pools, accessory structures, fences, landscaping, docks, etc. are not included. If you disagree with the Property Appraiser's valuation of the structure, you may engage a State of Florida licensed property appraiser to submit a comparable property appraisal for the current market value of the structure. The appraised value of the structure less the value of all forms of depreciation is the 'market value'.

When do I need to submit a Repair/Improvement Cost Form? When a structure is non-conforming per FEMA guidelines, the following Repair/Improvement Cost Form including owner's affidavit, contractor's affidavit, worksheet and supporting documents would be submitted with the permit application.

What if the cost of improvement or repair exceeds 50% of the market value? If a building is 'substantially damaged' or 'substantially improved', it must be brought into compliance with the Town of Fort Myer's Beach floodplain regulations, which may include elevating the building to or above the 100 year flood elevation. Likewise, all electrical and mechanical equipment, bathrooms, and laundry rooms would need to be elevated. Only parking, building access and storage is allowed below the flood level.

Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. *(Note: The cost of the repairs must include all costs necessary to fully repair the structure to its "before damage" condition.)*

Substantial Improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the 'start of construction' of the improvement.

Who can I contact for more information? For answers to any questions regarding the Town's Floodplain Regulations or elevation certificates, contact the Community Development Department at (239) 765-0202 or buildingpermits@fmbgov.com.



REPAIR/IMPROVEMENT COST FOM

Job Address:

Property Owner:

STRAP #:

Owner's Phone:

Email:

Contractor:

License #:

Contact Person:

Email:

Contractor Phone:

Construction Value:

OWNER'S AFFIDAVIT

I hereby attest that the description included in the permit application for the work on the existing building that is located at the property identified above is all of the work that will be done, including all improvements, rehabilitation, remodeling, repairs, additions, and any other form of improvement. I further attest that I requested the above-identified contractor to prepare a cost estimate for all of the work, including the contractor's overhead and profit. I acknowledge that if, during the course of construction, I decide to add more work or to modify the work described, that the Town of Fort Myers Beach will re-evaluate its comparison of the cost of work to the market value of the building to determine if the work is substantial improvement. Such re-evaluation may require revision of the permit and may subject the property to additional requirements.

I also understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made repairs or improvements that were not included in the description of work and the cost estimate for that work that were the basis for issuance of a permit.

I, _____ (Property Owner), hereby certify that _____ is my authorized agent/representative of the property described herein. All answers to the questions in this registration and any supplementary information attached to and made part of this registration is honest and true.

Signature of Property Owner

Typed or printed name of Property Owner

STATE OF ____ COUNTY OF _____

The foregoing instrument was certified and subscribed before me by means of __ physical presence

OR_online notarization, this ____ day of _____, 20__, by _____, who is

personally known to me OR who has produced _____ as identification.

Notary Public Signature

Town of Fort Myers Beach
6231 Estero Blvd. Fort Myers Beach, FL 33931
Phone # (239) 765 -0202
Buildingpermits@fmbgov.com

Rev 11/25/25
Guidelines subject to
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REPAIR/IMPROVEMENT COST FORM

Job Address: _____

Property Owner: _____ STRAP #: _____

This cost estimate of reconstruction/improvement must be prepared by and signed by the contractor or by the owner if the owner acts as the contractor. Owners who act as their own contractors must estimate their labor cost as the current market value for any work they intend to perform, including construction supervision costs.

	Sub-Contractor Bids Bid Amounts	or	Contractor Or Owner Estimates	
			Material Costs	Labor Costs
1. Masonry / Concrete				
2. Carpentry Material (rough)				
3. Combined Labor				
4. Roofing				
5. Insulation and Weather-strip				
6. Exterior Finish (Stucco)				
7. Doors, Windows & Shutters				
8. Lumber Finish / Trim Carpentry				
9. Hardware				
10. Drywall				
11. Cabinets & Countertops (Built-in)				
12. Floor Covering				
13. Plumbing				
14. Shower / Tub / Toilet				
15. Electrical & Light Fixtures				
16. Concrete				
17. Built-in Appliances				
18. HVAC				
19. Paint				
20. Demolition & Removal				
21. Overhead and Profit				
22. Other:				
Subtotals	0		0	0
Total Estimate Cost (all three subtotals added together)				0

- A. A copy of the signed construction contract must be attached to this form.
- B. Subcontractor bids may be used for any item of material and/or labor cost breakdown.
- C. Cost backup must be provided for every line item entry.
- D. If any amounts appear in the "Sub-Contractor" column, a copy of **each signed and dated bid must accompany this form.** For all other costs, you must list the quantity of materials to be installed and their unit cost on a separate sheet that references the line number.



COST BACKUP WORKSHEET (FOR REPAIR/IMPROVEMENT COST FORM)

PROJECT ADDRESS:

	CATEGORY	DESCRIPTION OF WORK	# of UNITS	UNIT MATERIAL COST	MATERIAL COST	# of LABOR HOURS	Labor Rate/hr (minimum \$17.25/hr)	LABOR COST	SUBTOTAL
1	Masonry / Concrete								
2	Carpentry Material (rough)								
3	Combined Labor								
4	Roofing								
5	Insulation and Weatherstripping								
6	Exterior Finish (e.g. stucco)								
7	Doors, Windows & Shutters								
8	Lumber Finish / Trim Carpentry								
9	Hardware								
10	Drywall								
11	Cabinets & Countertops								
12	Floor Coverings								
13	Plumbing (general, water/DWV systems)								
14	Plumbing fixtures (Shower / Tub / Toilet)								
15	Electrical and Light Fixtures								
16	Concrete								
17	Built-in Appliances								
18	HVAC / Mechanical								
19	Paint								
20	Demolition & Removal								
21	Overhead & Profit								
22	Other:								
TOTAL:									



REPAIR/IMPROVEMENT COST FORM

ITEMS TO BE INCLUDED

Items that must be included in the cost of improvement or cost to repair are those that are directly associated with the building. The following list of costs that must be included is not intended to be exhaustive, but characterizes the types of costs that must be included:

Structural Elements	Interior Finishes	Utility and Service Equipment
<ul style="list-style-type: none"> ▪ Foundations (e.g., spread or continuous foundation footings, perimeter walls, pilings, columns, posts, etc.) ▪ Monolithic or other types of concrete slabs ▪ Bearing walls, tie beams and trusses ▪ Joists, beams, subflooring, framing, and ceilings ▪ Wood or reinforced concrete decking or roofing ▪ Floors and ceilings ▪ Attached decks and porches ▪ Interior partition walls ▪ Exterior wall finishes (e.g., brick, stucco or siding) including painting, decorative moldings and trim ▪ Windows and exterior doors ▪ Re-shingling or re-tiling a roof ▪ Roofing, gutters and downspouts ▪ Hardware 	<ul style="list-style-type: none"> ▪ Floor finishes (e.g., hardwood, ceramic, vinyl, linoleum, stone and wall-to-wall carpet over subflooring) ▪ Bathroom tiling and fixtures ▪ Wall finishes (e.g., drywall, painting, stucco, plaster, paneling, marble or other decorative finishes) ▪ Kitchen, utility and bathroom cabinets ▪ Built-in cabinets and bookcases (e.g., kitchen, utility, entertainment, storage and bathroom) ▪ Interior doors ▪ Interior finish carpentry ▪ Hardware ▪ Insulation 	<ul style="list-style-type: none"> ▪ HVAC equipment ▪ Plumbing fixtures and piping ▪ Electrical wiring, outlets and switches ▪ Light fixtures and ceiling fans ▪ Security systems ▪ Built-in appliances ▪ Central vacuum systems ▪ Water filtration, conditioning and recirculation systems
		Other/Miscellaneous
		<ul style="list-style-type: none"> ▪ Labor and other costs associated with demolishing, removing or altering building components ▪ Overhead and profit ▪ Include estimates of donated or discounted materials and owner/volunteered labor (Labor must include at fair market rate even if the work is done by the owner or otherwise freely donated) ▪ Construction management and supervision

ITEMS TO BE EXCLUDED

Items that can be excluded are those that are not directly associated with the building. The following list characterizes the types of costs that may be excluded:

Permit and Site Preparation	Outside Improvements
<ul style="list-style-type: none"> ▪ Costs to obtain/prepare plans and specifications ▪ Land survey costs ▪ Permit fees and inspection fees ▪ Debris removal (e.g., removal of debris from building or lot, dumpster rental, transport fees to landfill and landfill tipping fees) ▪ Cleanup (e.g., dirt/mud removal, building dry-out, etc.) ▪ Items not considered real property such as: throw rugs (carpeting over finished floors), furniture, refrigerators, appliances which are not built in, etc. ▪ Costs to temporarily stabilize a building so that it is safe to enter to evaluate required repairs. 	<ul style="list-style-type: none"> ▪ Landscaping & Irrigation Systems ▪ Sidewalks and patios ▪ Fences ▪ Yard Lights ▪ Swimming Pool/Spa ▪ Screened Pool Enclosures ▪ Detached Accessory Structures, including: <ul style="list-style-type: none"> ○ Detached Garages ○ Detached decks ○ Sheds ○ Gazebos ▪ Docks, Davits and Seawalls ▪ Driveways

Regulations and Information

1. The Town of Fort Myers Beach Building Services is regulated by the Florida Building Code 8th Edition (2023). For more information about the code or to purchase the code, visit www.floridabuilding.org
2. To be an owner builder you must maintain the home as your primary residence for a minimum of one year after CO. You must be present for the permitting process, the construction process, the inspection process, and at CO.
 - a. Properties in a Trust or LLC cannot submit owner builder permits.
 - b. Condo units must hire licensed contractors for any work being done.
3. Any exterior work such as windows/ Doors/ shutters, will be required to submit a copy of the association approval to the Building Department prior to issuance of the permit.
4. If the window/door replacement is not size for size, please submit an INTERIOR REMODEL APPLICATION if its Single family/Duplex or a COMMERCIAL BUILDING APPLICATION if it's a commercial unit.
5. It is the contractor's responsibility to contact the Building Department when all final inspections are complete and obtain a Certificate of Occupancy or a Certificate of Completion.
6. Prior to the issuance of a certificate of occupancy (CO) or a certificate of completion (CC), the exterior and interior lighting of new development shall be inspected after dark by the town, with all exterior and interior lighting turned on, to determine compliance with the approved lighting plan and this article. In addition, **all manufacturer specification stickers shall remain affixed to all glass windows, walls, railings, and doors on the seaward and shore-perpendicular sides of any new construction to determine compliance with the approved window and door specifications and plans.**
7. If the value of the materials & labor for the replacement fenestrations exceeds 30% of the assessed value of the structure, the U-factor and Solar Heat Gain Co-efficient information must be included and must meet code minimums. If the project cost does not exceed 30% of the assessed value of the structure, the U-factor Heat Gain Co-efficient information is not required. This will be determined during the review process, not at the permitting counter.
8. Replacement windows and new windows installed in sleeping rooms are required to comply with the Florida Building Code for Emergency Escape and Rescue Openings for size; minimum clear height, minimum clear width and minimum opening area. For replacement windows the Florida Building Code Existing allows a maximum of 5% reduction in the clear opening dimensions of replacement doors and windows.

TURTLE GLASS & LIGHT TRANSMITTANCE REQUIREMENTS

Installations must comply with the Town's Sea Turtle Conservation Ordinance and Code Sec. 32-105. **All non-opaque glass windows, walls, railings, and doors on the seaward and shore-perpendicular sides** included in any new construction, alteration, or window replacement **shall utilize glass with an inside-to-outside light transmittance (visible transmittance) value of 45% or less and shall be fitted with a window covering.**

NFRC Visual Transmittance (VT) Documentation Required

Please resubmit plans with the following:

- **NFRC Visual Transmittance (VT)** specifications for all proposed fenestration labeled clearly.
- **Site Plan** labeling each window/door listed in the NFRC report.
- **Site Plan** must depict Gulf and Bay relative to the proposed window/door installation.
- **Window coverings or attachments to be installed must be clearly indicated.**

NFRC WINDOW STICKERS REQUIRED TO REMAIN

All manufacturer specification stickers — including the National Fenestration Rating Council (NFRC) label — shall remain affixed to all glass windows, walls, railings, and doors on the seaward and shore-perpendicular sides until the environmental inspection is complete, to verify compliance with approved specifications.

INSTALLED WINDOW COVERING REQUIRED FOR ENVIRONMENTAL INSPECTION

All non-opaque windows and doors must be fitted with a window covering prior to inspection.

Window coverings include: blinds, shades, curtains, shutters, tinted films, or any internal/external attachment that reduces visible light and energy transmittance.

Preferred: coverings with a lower Visual Transmittance (VT) rating per the Attachment Energy Rating Council (e.g., blackout curtains/shades).

SUBMITTAL REQUIREMENTS (PDF Format)

An electronic set of plans consisting of the following must be included with the application:

Floor Plans:

Must indicate all openings affected by shutter/window/door installation.

Must show expected means of escape (egress).

Affected openings must be numbered consistent with this application and/or the shutter worksheet.

Engineering:

If the product does not have an active FL# or NOA#, submit engineering demonstrating compliance with the Florida Building Code, 7th Edition (2020).

Structures over 60 feet require signed and sealed engineering.

IMPACT-RESISTANT GLAZING OR OPENING PROTECTION REQUIREMENT

All window or door replacements require either impact-resistant glazing or opening protection:

1) Impact-Resistant Glazing

Glass must meet applicable standards including:

ANSI/DASMA 115 (garage/rolling doors), TAS 201/202/203, AAMA 506, ASTM E1996 and ASTM E1886.

Glazed openings within 30 ft of grade → must meet large missile test (ASTM E1996).

Glazed openings more than 30 ft above grade → must meet small missile test.

Storage sheds ≤ 720 sq ft not designed for habitation do not require wind-borne debris impact compliance.

2) Opening Protection (Shutters)

Shutters must meet FBC-Building 1609 Wind Loads, unless less than 25% of the home's glass area is being replaced within 12 months in a 1- or 2-family dwelling permitted before 3/1/2002.

FBC-Existing Building 707.4 Exception

For pre-FBC homes (permit before March 1, 2002) located in wind-borne debris regions:

- Replacement of doors/windows with glazing is not required to have opening protection if:
 - Replacement occurs within any 12-month period, and
 - Total replaced glazing area is ≤ 25% of the aggregate glazed area of the dwelling, and Components are designed for wind pressures.

If more than 25% of windows/doors are being replaced and they are not impact glass, then opening protection is required.

MORE INFORMATION - DESIGN PRESSURE REQUIREMENTS

Fenestrations (windows and doors) are building components which must also meet the minimum resistance to wind pressure. These design wind pressures are calculated by taking into consideration the “exposure category” of the fenestration. As a generality, exposure category = surface roughness, or the natural topography and/or obstructions immediately upwind of the fenestration. For example:

Surface Roughness	Description
B	Protected from the wind in all four directions within 1500 feet (mean roof height <= 30 feet) or 2,600 feet (mean roof height > 30 feet) by trees, hills or other buildings, including building sites in fully developed residential neighborhoods and wooded areas. Urban, suburban, or wooded with closely spaced obstructions.
C	Open to the wind in one or more directions, for ¼ mile, with only scattered obstructions generally less than 30 feet tall in the “open” direction, including building sites in flat open country, grasslands, and exposed shorelines in hurricane-prone regions. This category also includes building sites in partially-developed residential neighborhoods. Exposure C shall apply for all cases where Exposures B or D do not apply.
D	Areas with terrain which is flat and unobstructed (e.g. facing large bodies of water over a mile in width). Estero Island is in this category.

There are two methods for determining the required minimum design pressures for window or door replacements on structures with a mean roof height of 60 feet or lower. The design pressures of your replacement fenestrations, which you list on the Window/Door/Shutter Worksheet, must meet or exceed (more positive or more negative) the minimum design pressures found using one of the two following methods:

Method 1:

You may provide Tested Design Pressures from included Manufacturer's Literature and/or Florida Approval numbers/NOA's which meet or exceed the Minimum Design Pressures shown in the table below. The light blue cells **with red numbers** (160 mph wind speeds, exposure D) are applicable for most common roof heights in the Town of Fort Myers Beach.

Minimum Calculated Design Pressures (FBC-R301.2(2) & R301.2(3))	160 Wind Exp B	160 Wind Exp C	160 Wind Exp D
Mean roof height of structure < 30'	27.6	38.6	45.8
	-37.0	-51.8	-61.4
Mean roof height of structure 30'-45'	30.9	42.2	49.1
	-41.4	-56.6	-65.9
Mean roof height of structure 45'-60'	33.7	44.7	51.6
	-45.1	-59.9	-69.2

Method 2:

If you will not be meeting the Minimum Calculated Design Pressures from the table above, you must provide individual design pressure calculations from an approved Wind Load Calculator based on ASCE 7-16 (e.g., WindLoad Calc, 4 Winds, etc.) or site-specific engineering digitally-signed and sealed by a Florida state-registered Design Professional which shows the required design pressures for each fenestration opening on your building.