

Garage (Detached)

Permitting Documents:

- Permit Application Form
- Notification and Offer Form
- Copy of notification letters and offer sent to adjacent owners

Plan Review Documents:

- Architectural Plans
- Boundary Survey
- Electrical Plans
- Product Approvals
- Site Plan w/ setbacks
- Stormwater Drainage Plan
- Structural Plans
- Truss Layouts & Truss Designs

Regulations & Requirements

1. This permit application applies to detached, non-habitable parking garages only.
2. All plans must include a "Square Footage Legend" on the title page. This information must be broken down by "AC" and "Non-AC" square footage, before and after proposed additions/alterations.
3. No inspections can be scheduled after slab is placed until an Elevation Certificate has been submitted to and approved by the City of Naples Building Department, and a Spot Survey has been submitted to and approved by the City of Naples Planning Department.
4. Electrical load calculations with Panel Schedules and a Riser Diagram, must be submitted with plans when electrical work is over 30 amps.
5. Exterior windows and doors shall comply with current edition of the Florida Building Code as applicable for wind loads and impact protection. Opening pressures and Miami-Dade NOA or FL State Product Approvals are required.
6. Driveway width and setbacks must be noted on the site plan when a new driveway is to be installed.
7. In Zoning Districts R1-E, R1-15, R1-10, and R1-7.5, rear yards abutting a public alley may be reduced to 15 feet for garages and carports that have direct vehicular access from the alley.
8. All areas below the required base flood elevation may be used solely for parking, storage, and entry into the structure. No other uses allowed.
9. If this site is located in an AE, AH or VE Zone, the following will apply:
 - a) AE& AH Zones: Any enclosed area below the required flood elevation must incorporate a minimum of (2) hydrostatic openings on (2) different walls to allow for the entry and exit of flood waters (1 square inch of opening per 1 square foot of floor area).
 - b) VE Zones: Single-story detached garages are not allowed.
8. Port Royal (R-1-15A Zoning District) deed restrictions prohibit the installation of metal roof systems. Contractors should contact Port Royal Property Owners Association (239) 261-6472 for approval prior to permitting.

9. If fill is proposed in a Special Flood Hazard Area Zone AE or AH then the following information will be required. Location, the amount, type and source of fill material, compaction specifications, and a description of the intended purposes of the fill areas.
10. If fill is proposed in a Coastal High Hazard Area Zone VE then the following applies:
 - a) The use of fill for structural support is prohibited
 - b) Non-structural fill shall be permitted only if an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters per code.
11. Storm Water drainage plan must meet the minimum requirements defined in the current Storm Water Ordinance.
12. All accessory structures must be permitted separately. Including but not limited to, fence, wall, pool, generator, screen enclosure.
13. Windows and glass doors within sight of the beach will comply with Section 52-61(b)(6) of the Code of Ordinances. Please provide manufacturer specifications to include the visual transmittance values (vT) as part of submission.
14. If the property is seaward of the Coastal Construction Control Line (CCCL) or within sight of the beach, all exterior lighting must comply with Section 52-61(b) of the Code of Ordinances. Please provide exterior lighting plan, manufacturer specifications for all proposed exterior fixtures and lamps, and a completed FWC fixture table.
15. If property is westward of the Coastal Construction Control Line (CCCL) proposed plans must correspond to the related City of Naples Coastal Construction Setback Permit (CCSL) permit.

Fees:

The fee for this permit is \$0.50 per square foot of the gross square footage of the structure, with a minimum fee of \$150.00. A plan review fee, equal to 20% of permit fee, will be due at time of application. If plan review fee is less than \$30.00, it will be collected at time permit is issued, or upon withdrawal. The plan review fee is not refundable, nor is it credited to any other fee. Building permit surcharge: \$0.01 per square foot. Initial Required Building & Fire Code Inspections: \$35.00 each inspection.

Additional fee for each required permit (electrical, plumbing, mechanical) is \$0.10 per square foot of the gross square footage of the structure, with a minimum fee of \$125.00.

Building Permit Fee Schedule-Muni Code- Appendix A 16-52

https://library.municode.com/fl/naples/codes/code_of_ordinances?nodeId=PTIICOOR_CH16COREPRM ARE_ARTIID_DIV2BUFE_S16-52PEFE

General Permitting Information:

1. All permit applications must be submitted electronically through the City of Naples public portal.
2. Other supporting documents including but not limited to, variances, conditional use permits, DRB approvals and GDSP's etc., may be required based on scope of work and location of the jobsite.
3. If ownership of the property has recently changed a recorded Warranty Deed must be submitted.
4. Owner Builder must sign an affidavit.
5. Private Provider projects must submit Notice to Building Official.
6. Drawings prepared by an Engineer require a 3rd Party verifiable digital signature. All other design

professionals may self-sign.

7. Projects west of the Coastal Construction Control Line (CCCL) may require prior approval from DEP and the City of Naples Natural Resource Manager.
8. Bald Eagle Nesting season occurs October 1st through May 15th. It is illegal to disturb nesting Bald Eagles. Contractors must comply with all requirements of the U.S. Bald & Golden Eagle Protection Act.
9. If the scope of work includes the planting of trees and shrubs, alterations to or construction of any driveways or driveway aprons, or any other work in the City Right of Way (ROW), a right of way permit application must be submitted, and the \$150 Right-of-Way fee will be required prior to review.
10. If a new driveway is proposed, or an existing driveway will be altered, a driveway permit application will be required as well as a driveway diagram form.
11. All work performed in a Multi-Family building required an approval letter from the HOA.
12. An approved Tree Alteration Permit is required before altering, trimming, disturbing, or removing any city tree per Muni Code Chapter 38.
13. Check/verify deed restrictions based on location of the jobsite, association approval may be required.
14. Call 48 hours before you dig. Call Sunshine 1-800-432-4770. It's the Law in Florida.
15. Copies of plans approved by the City of Naples must be available to the inspector at all job sites when requesting inspections.
16. All Contractor Licensing registration for the City of Naples is maintained by Collier County Contractor Licensing. To register or update license/insurance information, please contact them at (239) 252-2431.
17. It is the responsibility of the contractor to obtain a Certificate of Occupancy or a Certificate of Completion by contacting the Building Department once all final inspections are complete.