

City of Coral Gables
Building and Zoning Department

Frequently Called Numbers:

Owner/Builder Representative	305-569-1803
General Information	305-460-5265
Plans Status	305-460-5246
Inspections Desk	305-460-5245
Zoning Technicians	305-460-5254
	305-460-5253
	305-569-1805
Electrical Official	305-460-5255
Mechanical Official	305-460-5243
Plumbing Official	305-460-5258
Microfilm	305-460-5262
Board of Architects	305-460-5238
Construction Reg. Board	305-460-5228
Board of Adjustment	305-460-5240
Code Enforcement	305-460-5226
B & Z Director	305-460-5227
Asst. Director - Zoning	305-460-5241
Asst. Director - Building	305-460-5244
Zoning Administrator	305-460-5240
Fax (Permit)	305-460-5261
Fax (Code Enforce)	305-460-5348
Fax (Inspections Desk)	305-569-1827

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What is a Notice of Commencement?

Florida's Construction Lien Law requires the recording of a Notice of Commencement at the Clerk of the Courts for real property improvements greater than \$2,500. The Notice of Commencement can be recorded at the Clerk of Courts, Miami Dade County Recorder Courthouse located at 22 N.W. First Street on the first floor, 305-275-1155; or at the Miami Dade County Herbert S. Saffir Permitting and Inspection Center Building located at 11805 S.W. 26th Street (Coral Way), 786-315-2000. The Notice of Commencement form is included in the Permit Application Package

This publication can be made available in large print, tape cassette, or Braille, upon request.

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CORAL GABLES CITY COMMISSION

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Craig E. Leen, City Attorney

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Visit the City of Coral Gables Web site:

www.coralgables.com

So You Want To Paint Your House



*City of
Coral Gables*

A painting permit is required when any of the following circumstances apply:

- When changing the paint color of a home
- When it is more than a touch-up of the existing color

Why is a painting permit necessary?

Painting permits are required to ensure that all work performed in the City of Coral Gables is safe, legal and in accordance with building and zoning laws and ordinances.

How is a painting permit obtained?

Permit Application Packages may be obtained at www.coralgables.com on the Building and Zoning Department web page, under Applications and Forms, or at the Building and Zoning Department located at 405 Biltmore Way, on the third floor of City Hall. Working hours of the Department are 7:30 a.m. to 3:30 p.m.

All permit applications must include the signature of the owner and the contractor, if one is attained. Both signatures must be notarized prior to acceptance by the Building and Zoning Department. If you have recently purchased the home, a copy of your recorded warranty deed as proof of ownership is necessary. If a recorded warranty deed is not available, please contact the Building and Zoning Department for additional information.

When applying for a permit to paint the exterior of a home, the paint color(s) must be listed on the permit application. The City of Coral Gables Architectural Board has designated

pre-approved colors which do not need review. The list of these colors can be viewed at www.coralgables.com, in the Building and Zoning section of the web page, under Applications and Forms. If a pre-approved color is chosen, the painting permit can be issued immediately. If the color(s) is not pre-approved, the applicant must submit an application for review and approval by the Board of Architects prior to permit issuance.

The Board of Architects meets every Thursday beginning at 8 a.m. The deadline to apply for Board review is the Wednesday prior to the Board meeting date by 12 Noon. For more information on the City of Coral Gables Board of Architects, please call 305-460-5238.

Where do residents apply for approval of a non pre-approved paint color?

You may apply at the Board of Architects office, located at 405 Biltmore Way, third floor, City Hall.

What are the requirements for approval of non-approved colors?

- A completed and signed Application for Review by the Board of Architects.
- For multiple colors, two copies of elevation drawings of the entire building are required depicting the location of each color.
- A completed, signed and notarized Building and Zoning Department Permit Application. If the property is commercial, the square footage of the area to be painted must be indicated on the permit application.
- A sample of paint color and name of the manufacturer. • Photographs in 35mm format or a color printed digital image of the property.

How long does it take to get a painting permit?

Most residential painting permits utilizing pre-approved colors can be issued Monday through Friday from 7:30 a.m. until 3:30 p.m.

How much does a painting permit cost?

The following fees will be assessed:

- A \$65 minimum fee for all permits
- An Application Fee of \$17
- A Miami Dade Code Compliance Fee of \$0.60 per one thousand dollars of estimated cost
- A Document Preservation Fee of \$1 per page of document submitted
- An Information Technology fee of five percent of the total permit fee
- If there is a code violation on the property such as painting without a permit, a Violation Fee of \$100.00 will be charged, and the permit fee will be doubled

Fees are subject to change.

Do residents have to hire a contractor?

No. Pursuant to Florida Statute 489.103(7) the owner of real property can act as contractor and provide supervision when building or improving single-family residences. Please refer to the Owner/Builder General Information pamphlet.

Can a resident use any brand of paint?

Yes, as long as the color matches the color listed on the permit.

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