



St. Lucie County Building & Zoning

2300 Virginia Ave
Fort Pierce, FL 34982
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Time Limitation of Building Permits

Building Permits shall expire and become null and void if work authorized by said Building Permit is not commenced, having called for and received a satisfactory inspection, within six (6) months from the date of issuance of the permit, or if the work is not completed within eighteen (18) months from the date of issuance of the Building Permit, except that the time may be extended by the building official if any of the following occur:

- a time schedule has been submitted and approved by the building official, predicated upon customary time for construction of similar buildings, prior to the issuance of the Building Permit, indicating completion of construction in excess of eighteen (18) months; or,
- the developer furnishes the building official satisfactory written evidence that the delay is due to the unavailability of construction supplies or materials, and every effort has been made to obtain substitute materials equal to those called for in the specifications; or,
- the delay is due to delay in delivery of construction supplies or materials; or,
- the delay is due to fire, weather conditions, civil commotion or strike.
- Increased costs of building materials or supplies or financial hardship shall not be considered by the building official as cause for continuation of the Building Permit.
- Notwithstanding the provisions of Section 11.05.01(A) (2) (a), an Owner-Builder Building Permit shall expire within twenty-four (24) months from the date of issuance of the Building Permit if the work has not been completed. The time may be extended by the building official for a period not to exceed (18) months if any of the conditions outlined in Section 11.5.01(A)(2)(a)(1)-(4) occur.
- If construction, having called for and received a satisfactory inspection, has commenced within six (6) months from the date of issuance of the permit, and is subsequently abandoned or suspended, not having called for and received a satisfactory inspection within the last six(6) months, for reasons other than those enumerated in the paragraph (1) hereof, the permit shall expire and become null and void unless the permittee demonstrates good cause at a hearing before the Board of Adjustment as to reasons for the suspension or abandonment of the project. If the Board finds that good cause has been shown for the suspension or abandonment of the project, the permittee shall be allowed to continue said construction under the original permit. The decision of the Board shall be final.