



**City of Pembroke Pines  
Building Division  
601 City Center Way  
Pembroke Pines, Florida 33025  
Tel: (954) 435-6502 / Fax: (954) 435-6749**

## **SCREEN ENCLOSURE PERMIT APPLICATION CHECKLIST**

### **REQUIREMENTS:**

**Building Permit Application** indicating REPLACEMENT or NEW SCREEN ENCLOSURE or SCREEN ENCLOSURE W/ INSULATED ROOF.

Job Value to be indicated in space provided.

**Site Specific & Detail Drawings** signed and sealed by a Florida Registered Professional Engineer or Architect.

**Affidavit of Homeowners' Association Awareness** form is required to be turned in with application for screen enclosure. (The form is available on the Pembroke Pines website).

### **FLORIDA BUILDING CODE 2010 EDITION:**

2003.7.4 All buildings and structures shall be designed to resist uplift. In the case of placement on existing slabs and foundations, sufficient information and calculations shall be provided by the Professional Engineer and/or Architect to verify the ability of the concrete slab or foundation to resist uplift loads.

**ENGINEER NEEDS TO PROVIDE THE CALCULATIONS AS PER FBC 2003.7.4 ABOVE.**

**One survey** showing the dimensions of the property and location of the SCREEN ENCLOSURE/INSULATED ROOF on the property. Provide side and rear setbacks. Indicate the location by cross hatching with a black fine point pen where the patio/walkway will be constructed. Provide side and rear setback

SCREEN ENCLOSURE/INSULATED ROOFS on ZERO LOT LINE LOTS will require 5' setback unless a 6'0" high masonry privacy wall is constructed. Code Prescriptive details for Masonry Wall available at the Building Department.

**DO NOT USE HIGHLIGHTER TO INDICATE LOCATION.**

New Screen Over or Around Existing Pool:

- 1) Any metal within 5 of pool needs to bond to pool grounding system as per N.E.C. article 680.26.
- 2) Electrical permit required. F.B.C., Broward Version, section 101.4.3.

Updated 7/24/06

The requirements noted above are based on the most common projects of this type of construction. Other requirements may be required for your project because of the specific conditions of your project. Some of the requirements noted above may not apply to your project because of the specific conditions of your project.

The City of Pembroke Pines Building Division makes every effort to keep guideline information current; however, Code Section numbering changes, Code amendments, or Formal Interpretations by the State or the Broward County Board of Rules and Appeals may be approved from time to time and modifications to the information noted above may become necessary. The information noted above is intended to help designers and property owners; however, permit applicants are responsible for the content of the documents submitted.

Deed restrictions and homeowners associations (HOA) may require additional requirements or requirements that may conflict with those noted above. Be sure to check for your deed restrictions and HOA requirements to avoid unnecessary construction or legal costs.