

WHAT EACH LICENSE TYPE CAN DO (Abbreviated)

DIVISION - I - General, Building, and Residential Contractors:

F.S. 489.105(3)(a, b, & c) and Sarasota County Ordinance 2002-079, Section 22-112(D)(1, 2, & 3)

GENERAL CONTRACTOR (State-CG and Local-RG License) {¶489.105(3)(a)}

The General Contractor (also called “Class A”) is unlimited in scope of (*structural*) work that may be performed. Certified “A” contractors may also do any *underground utilities* work (up to the meter), any *excavation* or *site preparation* work. A general contractor shall not be required to subcontract **structural** swimming pool work. All other swimming pool work shall be subcontracted to an appropriately licensed certified or registered swimming pool contractor.

BUILDING CONTRACTOR (State-CB and Local-RB License) {¶489.105(3)(b)}

The Building Contractor (also called “Class B”) is limited to commercial and residential buildings *not exceeding 3 stories* and associated accessory structures. They may also do *non-structural* repair or improvement of any size building. Certified “B” contractors may also do *excavation* and *site work*, limited to the lot on which any specific building is located. Cannot do structural swimming pool work.

RESIDENTIAL CONTRACTOR (State-CR and Local-RR License) {¶489.105(3)(c)}

The Residential Contractor (also called “Class C”) is limited to *one, two, or three-family residences not exceeding two stories over one additional non-habitable story* and associated accessory structures. Certified “C” contractors may also do *excavation* and *site work*, limited to the lot on which any specific building is located. Cannot do structural swimming pool work.

Special Notes for Division I Contractors

- *Division I contractors may install (and repair under warranty) **the first conventional shingle or wood shake roof covering** on buildings they construct {¶489.113(3)(b)}. Division I contractors licensed in 1973 and before may act as unlimited roofing contractors {¶489.113(3)(g)}. All other types of roof coverings and all non-structural trade and specialty work must be sub-contracted to contractors licensed in those trade or specialty areas {¶489.113(3)}.*
- *Division I contractors **do not need Aluminum, Masonry, Window-Door, Garage Door, Storm Protection (Shutter), or Building Moving specialty licenses or specialty licensed subs** when performing this work under their own contract and supervision. Work in those categories is included within the scope of their respective licenses for building types included within the scope of their license {¶489.113(3)(a)}.*
- *Division I contractors **do not need a Building Demolition specialty license (or sub)** to take down building types included within the scope of their respective license when performing this work under their own contract and supervision. They must however have a Demolition Insurance Rider on their General Liability Coverage {¶489.113}.*

- *Division I contractors may do structural work for Docks, Seawalls, and Boat Houses but are required to carry the Longshoremen's and Harbor Worker's Compensation Insurance Rider and provide proof of such coverage {Florida Administrative Code - 61G4-15.033(3)}.*

DIVISION - II - Electrical, Trade, and Specialty Contractors

{¶489.505, ¶489.105(3)(d-q), and Sarasota County Ordinance 2002-079, Section 22-112(D, E, & F)}

MASTER ELECTRICAL CONTRACTOR (State-EC and Local-ER License) *{¶489.505(12)}*

Unlimited in the electrical trade. An EC license holder may also do alarms and electric advertising signs. An ER license holder *cannot* do alarms.

LIMITED ENERGY SYSTEMS (State- LES License Only) *{Florida Administrative Code - ¶61G6-7.001(4)}*

Limited to the installation, repair or design of electrical wiring, fixtures, appliances, thermostats and fiber optics not exceeding **77 volts**. This also includes transmitting data, proprietary video (satellite systems), radio frequency, central vacuum, electric locks, data distribution networks, home theater systems, surround sound systems, public address or telephone systems.

SIGN SPECIALTY ELECTRICAL CONTRACTOR (State-ES, Local-ET License) *{Florida Administrative Code - ¶61G6-7.001(2)}*

Includes the structural fabrication including concrete foundation, erection, installation, alteration, repair, service and wiring of electrical signs and outline lighting and connection to the last electrical disconnect or terminal point.

ALARM SYSTEM CONTRACTOR I (State License Only) *{¶489.505(2)(a)}*

Includes all types of alarms for all purposes.

ALARM SYSTEM CONTRACTOR II (State License Only) *{¶489.505(2)(b)}*

Includes all types of alarms for all purposes **but does not include fire alarms**.

CLASS "A" AIR-CONDITIONING CONTR. (State-CA and Local-RA License - Class A) *{¶489.105(3)(f)}*

Unlimited in the air-conditioning, refrigeration, heating, and venting trade including boilers and stove hoods. Includes duct work and control wiring associated with those systems and connection to an existing power disconnect. Can connect and disconnect gas appliances. Also includes pressure, process and pneumatic control piping.

CLASS "B" AIR-CONDITIONING CONTR. (State-CA and Local-RA License - Class B) *{¶489.105(3)(g)}*

Limited in the air-conditioning, refrigeration, heating, and venting trade (including stove hoods) to 25 tons of cooling and 500,000 BTU of heating in any one system. Includes duct work and control wiring associated with those systems and connection to an existing power disconnect. Can connect & disconnect gas appliances.

CLASS "C" AIR-CONDITIONING CONTR. (State-CA and Local-RA License - Class C) *{¶489.105(3)(h)}*

Limited to **servicing** of air-conditioning, heating or refrigeration systems and includes duct cleaning. (*This license type is no longer offered, but there are still a few active remaining*). **Cannot pull a permit.**

DIVISION II (Trade and Specialty) Contractors Continued:

SHEET METAL CONTRACTOR (CP) (State License Only) {¶489.105(3)(d)}

Unlimited in the sheet metal trade for No. 10 gage or lighter and fiberglass used in lieu thereof. Includes air-handling systems, setting air-handling equipment, and balancing systems. Also duct cleaning and equipment sanitizing, commercial and residential kitchen hoods, and non-structural metal roof coverings.

MECHANICAL CONTRACTOR (CM) (State License Only) {¶489.105(3)(i)}

Unlimited in the air-conditioning, refrigeration, heating, and venting trade including boilers and stove hoods. Includes duct work and control wiring associated with those systems and connection to an existing power disconnect. **Also includes; LP and Natural Gas lines within buildings – pressure, process and pneumatic control piping - gasoline tanks, piping, and pumps – standpipes and air piping - vacuum, oxygen, nitrous oxide, ink, chemical and fuel lines.**

MASTER PLUMBING CONTRACTOR (CF or RF) {¶489.105(3)(m)}

Unlimited in the plumbing trade. **Also includes; LP and Natural Gas lines within buildings – swimming pool piping - boiler, pressure, process and pneumatic control piping – fuel oil and gasoline tanks, piping, and pumps – fire lines, standpipes, and fire sprinklers - air, vacuum, oxygen, nitrous oxide, ink, chemical and fuel lines - lawn irrigation systems. Medical Gas is included only with specific additional continuing education verified by a “Certification” issued by the education provider.** {¶489.1136}

COMMERCIAL POOL & SPA CONTR. (CP or RP - Commercial) {¶489.105(3)(j)}

Unlimited in the pool industry. (Public & private)

RESIDENTIAL POOL & SPA CONTR. (CP or RP - Residential) {¶489.105(3)(k)}

Limited to **residential** pools, spas & hot tubs.

SWIMMING POOL/SPA SERVICING CONTR. (CP or RP - Servicing) {¶489.105(3)(l)}

Limited to the **non-structural repair and equipment servicing** of pools. They cannot build a pool nor install collector tanks. **Cannot pull a permit.** May upgrade to new safety drains.

SPECIALTY STRUCTURE CONTRACTOR (SC - Specialty Structure) (State Lic. Only)
{¶489.105(3)(q)} {Florida Administrative Code [61G4-15.015](#)}

This license type may do manufactured housing roof-overs, acrylic or vinyl panel window enclosures, guardrails, handrails, aluminum and vinyl fences, the installation or replacement of windstorm protection devices (*unlimited*), residential glass window and door enclosures (*only*

Miami Dade approved and installed on buildings up to 3 stories or 30 feet in height and the installation or replacement of sunrooms. They can also do aluminum utility storage structures up to 720 square feet. ***(Does not include wood-frame structures except, wood decks and uninhabitable storage structures.)***

DIVISION II (Trade and Specialty) Contractors Continued:

ROOFING CONTRACTOR (CC or RC) {¶489.105(3)(e)}

This license type is unlimited in the roof covering trade.

SOLAR CONTRACTOR (CV - PV & Water) (State License Only) {¶489.105(3)(o)}

Limited to the installation, alteration, repair, maintenance, relocation, or replacement of solar panels for potable solar water heating, swimming pool solar heating, and photovoltaic systems and any appurtenances, apparatus, or equipment used in connection with these systems.

SOLAR CONTRACTOR (CWC Solar Water Heater Only) (State License Only)

{Florida Administrative Code - 61G4-15.012}

Limited to the installation of solar water heating equipment for potable water and swimming pools.

POLLUTION CONTROL CONTRACTOR (PCC) (State License Only) {¶489.105(3)(p)}

Limited to contracting to **install, line, or test pollutant storage tanks** and pollutant storage systems.

UNDERGROUND UTILITY CONTR. (CU) (State License Only) {¶489.105(3)(n)}

Limited to the construction, installation, and repair of main water distribution, main sanitary sewer, and storm sewer systems. Includes continuation of those lines to meter or property line or to engineered inverts for future hookups. The installation of empty, engineer designed, underground conduits no smaller than 2 inches in diameter is also included. **Piping used exclusively for fire protection systems is not included.**

GLASS & GLAZING CONTRACTOR (SCC) (State License Only)
{Florida Administrative Code - 61G4-15.018}

Limited to the installation and attachment of all types of windows and glass, whether fixed or movable; the installation of swinging or sliding glass doors to existing walls, floors, columns or other structural members of the building. Installation of supporting mullions, cutting and installing glass and mirrors included. May also install prefabricated glass, metal or plastic curtain walls or panes, shower and tub enclosures and metal fascias.

MARINE CONTRACTORS (SMA) (State & Local License)
{Florida Administrative Code - 61G4-15.033 and SCO 22-122(e)(3)}

Limited to the construction or repair of docks, seawalls and their allied components. State license includes boat houses, cofferdams, wave attenuators, and dune crossovers. Electrical, plumbing, and mechanical work, shall be performed by subcontractors holding the required operating certificates.

NOTE: *Requires Longshoremen's and Harbor Worker's Compensation Insurance Rider and*

proof of such coverage must be provided {Florida Administrative Code - 61G4-15.033(3)}.

DIVISION II (Trade and Specialty) Local Contractor Specialty Licenses:

{Sarasota County Ordinance Number 2002-079, Section 22-122(e)(1 thru 13)}

ALUMINUM CONTRACTOR (SAC - Aluminum) (Local License Only) {¶22-122(e)(1)}

Limited to erection, repair, and alterations of aluminum one story structures, including masonry, floors and foundations as parts thereof, for use as carports, screened areas, Florida rooms, utility rooms, and accessory buildings only; however, this will not include additional stories to buildings under construction, or to existing structures.

HOUSE MOVING CONTRACTOR (SHMV - House Moving)

(Local Lic. Only) {¶22-122(e)(2)}

Limited to the loading, moving and unloading of structures, as a subcontractor, all work to be under a permit to a general, building, or residential licensed contractor. Permit application for this work shall be made by the general, building, or residential contractor. Subcontractors shall be required to hold operating certificates.

MASONRY/CONCRETE (SMC - Masonry/Concrete) (Local License Only) {¶22-122(e)(4)}

Limited to construction or repair of concrete footings, slabs and floors, and masonry walls not to exceed one story in height. Also responsible for all required reinforcing steel placement and proper grouting of concrete block cells.

OUTDOOR ADVERTISING CONTR. (SS - Sign) (Local License Only) {¶22-122(e)(5)}

Limited to the erection, repair, and alteration of out-of-door signs, including ground, wall or roof supported signs, but excluding electrical work which shall be performed by a subcontractor holding the required operating certificate. They may **NOT** do awnings on residential or commercial buildings. Awnings on commercial buildings can only be permitted by an A (CGC or RG), B (CBC or RB) or Structural Specialty (SCC or RX) contractor.

STRUCTURAL STEEL ERECTION CONTRACTOR (SST - Structural Steel)

(Local License Only)

{¶22-122(e)(6)}

Limited to the erection of structural steel shapes and plates, including such minor field fabrication as may be necessary, of any profile, perimeter or cross-section, that are or may be used as structural members for buildings and structures, including riveting, welding, and rigging, only in connection therewith.

IRRIGATION CONTRACTORS (SIS) (Local License Only) {¶22-122(e)(7)}

Limited to the installation, maintenance, alteration, and/or repair, and design, when not prohibited by law, of residential and commercial irrigation systems for turf or landscaped areas by means of above-ground or surface mounted equipment with above or below ground permanently installed piping and controls, in compliance with the Sarasota County Building Code, including connection to a water pump, but excluding installation of required backflow prevention devices, connections to or extensions of potable waterlines, or connections to or extensions

of electric lines and service panels, which work shall be performed by contractors holding the required applicable operating certificates.

DIVISION II (Trade and Specialty) Local Contractor Specialty Licenses Continued:

LANDSCAPE CONTRACTOR (SL) (Local License Only) {¶22-122(e)(8)}

Limited to the selection, planting and maintenance of trees, shrubs, bushes, lawns and other decorative vegetation, ornamental pools, fountains, planters and related walls. Walkways and fencing incidental to the landscaping and retaining walls not more than four feet in height. This scope does not include work on load bearing structural walls or perimeter fencing.

WALL ERECTION CONTRACTOR (SFE) (Local License Only) {¶22-122(e)(9)}

Limited to the construction, installation, maintenance, or repair of precast concrete, masonry and structurally engineered foam walls, in accordance with all life safety, zoning and building codes.

DEMOLITION SPECIALTY CONTR. (SD) (Local License Only) {¶22-122(e)(10)}

Scope of work is the demolition and removal of structures and foundations, residential and commercial, and incidental grubbing and clearing.

WINDOW/DOOR INSTALLER (SWD) (Local License Only) {¶22-122(e)(11)}

Limited to installation of exterior doors and windows for *existing* residential structures **3 stories or less** in height.

HURRICANE SHUTTER INSTALLER (SHS) (Local License Only) {¶22-122(e)(12)}

Limited to installation and repair of storm shutters, both manually and mechanically operated, for *existing* residential structures **3 stories or less** in height.

GARAGE DOOR INSTALLER (SGD) (Local License Only) {¶22-122(e)(13)}

Limited to the installation, repair or replacement of garage doors in *existing* residences.

JOURNEYMAN ELECTRIC and JOURNEYMAN PLUMBER (JE and JP)

(Local License Only) {¶22-122(f)(1 & 2)}

This license type **CANNOT** pull a permit. Journeyman license holders must work under the direction of a master electrician or master plumber respectively.

Other Trade and Specialty Licenses:

MOBILE HOME INSTALLER (IH, Mobile Home) (State License Only) {F.S. Sec.320.8249}

Limited to the installation of Mobile Homes and Towed Recreational Vehicles and the hookup of the associated utilities to the previously installed site connections.

NOTE: This is the only Contractor License that can install mobile homes. Class "A", "B", or "C" contractors and "owner-builders" can no longer install M/H's. *Florida Statutes, Section 320.8249, requires that anyone who will install a mobile/manufactured home must be licensed by the Bureau of Mobile Home and Recreational Vehicle Construction, Division of Motor Vehicles, Department of Highway Safety and Motor Vehicles.*

FIRE SUPPRESSION CONTRACTOR (State License Only)

Certificate of Competency issued by the State Fire Marshal for these licenses: {Florida Statute 633.021 (5)(a)(b)(c)(d)(e)}

(a) "Contractor I" means a contractor whose business includes the execution of contracts requiring the ability to lay out, fabricate, install, inspect, alter, repair, and service all types of fire protection systems, excluding pre-engineered systems.

(b) "Contractor II" means a contractor whose business is limited to the execution of contracts requiring the ability to lay out, fabricate, install, inspect, alter, repair, and service water sprinkler systems, water spray systems, foam-water sprinkler systems, foam-water spray systems, standpipes, combination standpipes and sprinkler risers, all piping that is an integral part of the system beginning at the point of service as defined in this section, sprinkler tank heaters, air lines, thermal systems used in connection with sprinklers, and tanks and pumps connected thereto, excluding pre-engineered systems.

(c) "Contractor III" means a contractor whose business is limited to the execution of contracts requiring the ability to fabricate, install, inspect, alter, repair, and service CO₂ systems, foam extinguishing systems, dry chemical systems, and Halon and other chemical systems, excluding pre-engineered systems.

(d) "Contractor IV" means a contractor whose business is limited to the execution of contracts requiring the ability to lay out, fabricate, install, inspect, alter, repair, and service automatic fire sprinkler systems for detached one-family dwellings, detached two-family dwellings, and mobile homes, excluding pre-engineered systems and excluding single-family homes in cluster units, such as apartments, condominiums, and assisted living facilities or any building that is connected to other dwellings.

(e) "Contractor V" means a contractor whose business is limited to the execution of contracts requiring the ability to fabricate, install, inspect, alter, repair, and service the underground piping for a fire protection system using water as the extinguishing agent beginning at the point of service as defined in this act and ending no more than 1 foot above the finished floor.

Other Trade and Specialty Licenses:

LP GAS INSTALLER (LP - A) (State License Only) - {¶527.01(10)}
(Regulated by the State Department of Agriculture and Consumer Services)

"LP gas installer" means any person who is engaged in the liquefied petroleum gas business and whose services include the installation, servicing, altering, or modifying of apparatus, piping, tubing, tanks, and equipment for the use of liquefied petroleum or natural gas and selling or offering to sell, or leasing or offering to lease, apparatus, appliances, and equipment for the use of liquefied petroleum or natural gas.

The Florida Administrative Code also establishes these Limited Sub-Categories under the LP Specialty Installer: (*¶5F-11.012 Installer Licenses*)

CAUTION: *These LP Specialty Installers will not be able to pull permits because their scope of work (except C when working on piping or tubing) does not include work normally requiring permits...*

(a) Installer B - (*Recreational Vehicle LP*)

Any person engaged in the liquefied petroleum gas business whose services include installing, servicing, altering, or modifying apparatus, piping, tubing, appliances, or equipment for the use of liquefied petroleum gas when the apparatus, piping tubing, appliances, or equipment is part of or attached to a recreational vehicle.

(b) Installer C - (*LP equipment installation & repair NOT associated with RV's*)

Any person engaged in the liquefied petroleum gas business whose services include installing, servicing, altering, or modifying appliances, equipment, piping, or tubing to convey liquefied petroleum gas to appliances or equipment and selling or offering to sell, leasing or offering to lease, appliances or equipment for the use of liquefied petroleum gas. The scope of work that may be performed by an Installer C does not include installing, servicing, altering, or modifying liquefied petroleum gas motor fuel systems, liquefied petroleum gas equipment, appliances or systems on recreational vehicles, or liquefied petroleum gas containers or container assemblies.

(c) Installer D - (*LP motor fuel conversions*)

Any person who is engaged in the liquefied petroleum gas business and whose services include installing, servicing, altering, or modifying apparatus, piping, tubing, tanks, and equipment to convert liquefied petroleum gas for use as a motor fuel.

(d) Installer E - (*Out of Doors LP equipment & appliances*)

Any person engaged in the liquefied petroleum gas business whose services include installing portable propane cylinders of no more than 40 lbs. water capacity at a consumer site for the sole purpose of fuel for outdoor appliances and equipment; servicing, altering, or modifying outdoor appliances, equipment, piping, or tubing to convey liquefied petroleum gas to such outdoor appliances or equipment and selling or offering to sell, leasing or offering to lease, outdoor appliances or equipment for the use of liquefied petroleum gas. The scope of work that may be performed by an Installer E does not include installing, servicing, altering, or modifying liquefied petroleum gas motor fuel systems, liquefied petroleum gas equipment, appliances or systems on recreational vehicles, permanently installed liquefied petroleum gas containers or container assemblies, or liquefied petroleum gas equipment, piping, appliances or systems installed in the interior of any permanent building or structure.