



Resilient Environment Department

BUILDING CODE DIVISION | BUILDING PERMITTING

2307 West Broward Boulevard, Suite 300 • Fort Lauderdale, Florida 33312 • 954-765-4400 • broward.org/building

Fence Permit Procedures

1. Two (2) complete sets of building plans are required. Each set of plans shall include a registered land surveyor's certificate.
2. Wood fences, not exceeding six (6) feet in height, shall be constructed according to the Florida Building Code section 2328. (see attached documentation)
3. Chain link fences, not exceeding twelve (12) feet in height shall be constructed according to the Florida Building Code table 2224. (see attached documentation).
4. All other fences (aluminum, iron, PVC, etc..) shall be designed by a licensed **Florida Professional Engineer** or have a valid **Notice of Acceptance** (Product Approval)
5. Prior to submitting the permit package to our building office, plans must be reviewed by Development and Environmental Review (DERPlans@broward.org) and Highway Construction and Engineering (hcedinfo@broward.org) or call (954) 577-4555. All sets of plans must be approved by the appropriate **Zoning Official**, depending on the jurisdiction of the job prior to submitting plans to Building Code. Please contact Planning and Development at (954) 357-6666 or send an email to DERPlans@broward.org.
6. After Zoning approval, two (2) complete sets of plans must be submitted to Building Code Services for plan review. Your submittal shall include:
 - a) All the appropriate **Notice of Acceptance** (Product Approval).
 - b) A **completed permit application** with the construction job value.
 - c) If you are a contractor applying for a permit, you will be required to submit proof of Worker's Compensation insurance.
 - d) If you are a Homeowner applying for a permit, you will be required to complete an **Owner-Builder Affidavit**.
 - e) Must submit the appropriate Zoning approval paperwork.
7. Plan Review can take up to 15 business days. Notification will be sent to either pick up the plans and address the corrections that are required, or you will be informed that your permit is ready. Please contact building@broward.org for an update.
8. If your job value is \$2,500.00 or more, you will be required to file a **Notice of Commencement**. The Notice of Commencement must be filed with **Records, Taxes and Treasury Division (RTT) located at 115 S. Andrews Avenue, Room #114, Fort Lauderdale, FL**. Two certified copies of the Notice of Commencement containing the filing stamp from RTT must be obtained. One copy must be submitted to Building Code. The second copy must remain on the property during inspections. For more information, please call (954) 831-4000 or send an email to records@broward.org.

WOOD FENCES

Wood fences shall be constructed of decay and termite-resistant material, as specified in Section 2326.2 of the Florida Building Code.

SECTION 1612: HIGH VELOCITY HURRICANE ZONES- GENERAL

1612.2 General design for specific occupancies and structures.

1612.2.1 Fences. Fences not exceeding 6'-0" in height from grade may be designed for 75 mph (33 m/s) fastest mile wind speed or 90 mph (40 m/s) 3-second gust.

1612.2.1.1 Wood fences. Wood fence design shall be as specified by 2328.

SECTION 2328: HIGH VELOCITY HURRICANE ZONES: WOOD FENCES

2328.1 Wood fences, so located on a property that by zoning regulations they cannot be used as a wall of a building, shall be constructed to meet the minimum specifications in 2328.2 and 2328.3.

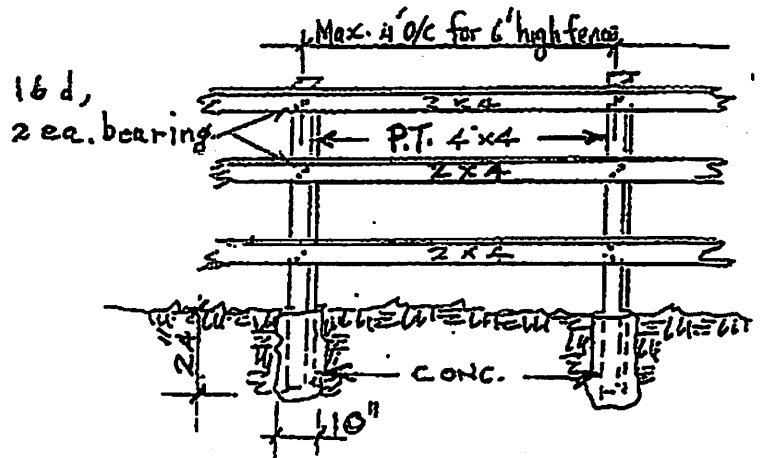
2328.2 Fences not exceeding 6 feet (1829 mm) in height, shall be constructed to meet the following minimum requirements: from nominal 4 x 4 x 8 long posts No. 2 Grade or better spaced 4 feet (1219 mm) on center, and embedded 2 feet (610 mm) into a concrete footing 10 inches (254 mm) in diameter and 2 feet (610) deep.

2328.3 Fences not exceeding 5 feet (1524 mm) or 4 feet (1219 mm) in height shall be constructed as provided in 2328.2, except that the spacing of posts may be increased to 5 feet (1524 mm) and 6 feet (1829 mm) on center for those heights respectively.

Unless designed by rational analysis, wood fences not exceeding 6' in height may be constructed to meet the following minimum requirements:

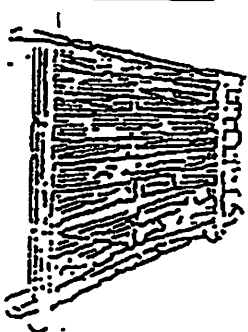
- (1) Vertical post of nominal 4 x 4 spaced a maximum of 4' o/c for 6' high fences; 5' o/c for 5' high fences; 6' o/c for 4' high fence.
- (2) Post shall be embedded 2'0" in to concrete footing 10" in diameter and 2'0" deep.
- (3) 2 x 4 material shall be fastened according to Chapter 23.
- (4) All lumber shall be a minimum of #2 grade or better.
- (5) All fasteners shall be corrosion resistant.

Fence Detail

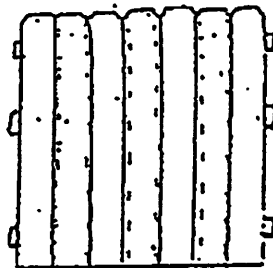


Circle type of wood fence to be installed:

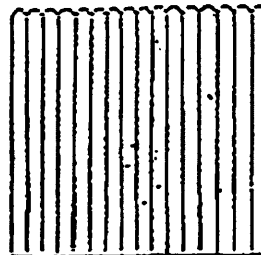
Basket Weave



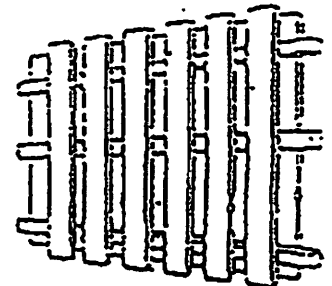
Board on Board



Stockade



Vertical Shadow Box



CHAIN LINK FENCES

2224: HIGH VELOCITY HURRICANE ZONES: CHAIN LINK

2224.1 Chain link fences in excess of 12 feet (3.7 m) in height shall be designed according to the loads as specified in Chapter 16 (High Velocity Hurricane Zones).

2224.2 Chain link fences in excess of 12 feet (3.7 m) in height shall be designed according to the loads as specified in Chapter 16 (High Velocity Hurricane Zones) or may be constructed to meet the minimum requirements as specified in Table 2224.

Table 2224
Chain Link Fence Minimum Requirements

Fence Height (ft)	Terminal Post Dimensions (o. d. x wall thickness)	Line Post Dimensions (o. d. x wall thickness)	Terminal Post Concrete Foundation Size (Diameter x Depth)	Line Post Concrete Foundation Size (Diameter x Depth)
Up to 4'	2-3/8" x 0.042"	1-5/8" x 0.047"	10" x 24"	8" x 24"
Over 4' to 5'	2-3/8" x 0.042"	1-7/8" x 0.055"	10" x 24"	8" x 24"
Over 5' to 6'	2-3/8" x 0.042"	1-7/8" x 0.065"	10" x 24"	8" x 24"
Over 6' to 8'	2-3/8" x 0.110"	2-3/8" x 0.095"	10" x 36"	10" x 36"
Over 8' to 10'	2-7/8" x 0.110"	2-3/8" x 0.130"	12" x 40"	10" x 40"
Over 10' to 12'	2-7/8" x 0.160"	2-7/8" x 0.120"	12" x 42"	12" x 42"

For SI: 1 inch = 25.4 mm

NOTES:

- 1) This Table is only applicable to fences with unrestricted air flow.
- 2) Fabric: 12-1/2 Gauge minimum
- 3) Tension Bands: Use one less than the height of the fence in feet, evenly spaced.
- 4) Fabric Ties: Must be the same gauge as the gauge of the fabric, minimum.
- 5) Fabric Tie Spacing on Top Rail: Five ties between posts, evenly spaced.
- 6) Fabric Line Spacing on Lint Posts: One less than the height of the fence in feet, evenly spaced.
- 7) Either Top Rail or Tom Tension Wire shall be used.
- 8) Braces must be used at Terminal Posts if top tension wire is used instead of Top Rail.
- 9) Post Spacing: 10' (3 m) on center maximum.
- 10) Posts shall embed to within 6" (152 mm) from the bottom of the foundation.
- 11) In order to follow the contour of the land, the bottom of the fence may clear the contour of the ground by up to 5" (127 mm) without increasing table values to the next higher limit.