



Trade Permit (BTR) Guidelines

Updated 11/14/2025

The following is a list of work allowable under Building, Mechanical, Electrical, Plumbing, and Roof trade permits (BTR), which do not go through a formal application review or plan review process. This list is intended to be fully comprehensive. Any work beyond the limitations described here will require a Building (BLD) permit, which must undergo both application review and plans review prior to issuance.

Note: Any scope of work that meets the limits below is eligible for virtual inspections via the VuSpex system (<https://www.tampa.gov/virtualinspections>).

Building Trade Permit Limits:

- Window Replacement
- Exterior Door Replacement
- Garage Door Replacement
- Hurricane Shutters (no electricity)

Mechanical Trade Permit Limits:

- HVAC Replacement
- Rooftop A/C Stands, Curbs, RTU Placement (associated with roof replacements)
- Duct Replacement (residential only)

Electric Trade Permit Limits:

- Electrical rewire
- Panel/Meter Can/Riser Replacement
- Fixtures/Devices
- Disconnect replacement or upgrade of circuits for HVAC
- Photo Voltaic Systems (residential only, attached to the primary structure)

Plumbing Trade Permit Limits:

- Water Heater Replacement (same location, no conversions, i.e., gas to electric)
- Water Service/ Sewer Replacement (outside the structure)
- Re-pipe of Water Distribution (inside house)
- Fixture Replacements (same location, like-for-like)
- Landscape Irrigation/Reclaimed (Residential only)
- Gas Piping excluding tanks (Residential only)

Re-roof Permit Limits:

- Roof Covering Replacement