



Town of Indian River Shores Post Storm Permitting Plan 2026

In accordance with [SB 180 Section 16](#), the Town of Indian River Shores Building Department has implemented a post-storm permitting plan to support rapid recovery and rebuilding after hurricanes or tropical storms. This guide outlines which repairs require permits, how to apply for them and which expedited services are available to residents and contractors.

Repairs that require a permit

- Roof replacements or substantial repairs
- Structural repairs
- Electrical service restoration or replacement
- HVAC system replacement
- Window and door replacements
- Water heater replacement
- Screen enclosure repairs or rebuilds

Repairs that do not require a permit


- Fence repairs
- Temporary roof tarping
- Debris removal
- Minor cosmetic repairs (e.g., paint, carpet)
- Drywall removal or replacement
- Glass panel replacement in existing windows/doors
- Screen-only replacements in enclosures



Fee schedules

- [Schedule "A" Building Permit Fees](#)
- [Schedule "F" - Tree Protection & Land Clearing Permit Fees 10-27-21](#)
- [Schedule "G" - Fire Review Fees March 2018](#)

How to apply for a post-storm permit

- Online: A rectangular button with a background image of a road and trees. The text "Enter Contractor Portal Here" is overlaid in white.
- In-person: 6001 Highway A1A, Indian River Shores, FL 32963
- Disaster Recovery Centers: If the Indian River Shores Building Department is closed:
 - Indian River County Administration Building A
 - 1801 27th St. A, Vero Beach, FL 32960
 - Indian River County Emergency Operations Center
 - 4225 43rd Ave., Vero Beach, FL 32967

Required documents

- [Forms & Applications](#)
- Proof of ownership (e.g., recorded warranty deed, homestead exemption, etc.)
- For Plans, specifications or other required documents ([See Permit Applications & Checklists](#))

Expedited reviews

- Roof permits
- Window and door replacements
- Electrical service restoration
- HVAC replacements

Inspections

- Prioritize inspections based on life safety
- Use rapid damage assessment protocols (FEMA placarding)
- Allow virtual inspections where appropriate

Emergency Recovery Support

- Temporary field offices (Disaster Recovery Centers)

- Fast-track plan reviews for emergency repairs
- Extended inspection hours and virtual inspections
- Extended permitting office hours
- Early Start Request
- Dedicated storm recovery hotline

Rebuilding Requirements

Elevation requirements for substantially damaged or improved buildings:

- Must meet FEMA Base Flood Elevation (BFE) + 2 feet freeboard, as required by the Florida Building Code.
- Must comply with the latest Florida Building Code and local amendments.
- [Town Floodplain Management and Damage Prevention Ordinance](#)

Code References

- [Florida Building Code](#)
- [Town Code of Ordinances](#)