

EARLY START CERTIFICATE

Owner/Tenant Name _____ Permit Number _____

Job Address _____ Contact Name and
Number _____

DESCRIPTION OF EARLY WORK TO BE DONE

Structural _____

Electrical _____

Mechanical _____

Plumbing _____

In accordance with the Florida Building Code Section 105.12, construction work is hereby authorized to commence pursuant to this certificate at the above referenced address. Work done pursuant to this Early Start Certificate (ESC) shall not be concealed but shall remain open for inspection. Work can only proceed to the point approved by the ESC. Applicant is responsible for knowing when inspections are required and may not rely upon representation of the City or its employees for such information. An inspection shall not be made for any construction trade until a building permit has been issued for the project. The use of a special inspector is not authorized for this type of certificate.

Issuance of this Early Start Certificate does not constitute permission to violate State of Florida and/or Broward County Building Codes and does not provide any guarantee that construction plans will be approved as submitted. All work done pursuant to this ESC shall be at the contractor's risk and any work done contrary to the approved permit shall be corrected at the contractor's expense. The City of Margate shall not be held liable for any damages or losses resulting from this work.

Failure to comply with any of the foregoing conditions shall constitute a violation of the Florida Building Code.

****All contractors must be registered with the City of Margate, and submit current Worker's Comp and Liability Insurance with Early Start Request.**

Signature of Owner/Tenant

Signature of Building Qualifier

STATE OF FLORIDA, COUNTY OF _____

Sworn to (or affirmed) and subscribed before
me this _____ day of _____ 20 _____,

by (Print Name) _____

Personally known or I.D. _____

Notary Signature _____

STATE OF FLORIDA, COUNTY OF _____

Sworn to (or affirmed) and subscribed before
me this _____ day of _____ 20 _____,

by (Print Name) _____

Personally known or I.D. _____

Notary Signature _____

Building Approval _____ Date _____

Fire Approval _____ Date _____

GUIDELINES FOR AN EARLY START CERTIFICATE

Purpose

The City of Margate Building Department Early Start Certificate (ESC) program allows construction projects to begin work while the application for permit is being reviewed.

Authority

Section 105.12 of the 2014 Florida Building Code Administrative Chapter allows limited work to start before a permit is issued. Certain work is allowed to commence up to the point an inspection is required. An ESC is only valid for 30 working days. **If a Building Permit is not obtained within 30 working days all construction must cease.**

Submittal Requirements & Process

- a. Submit all required applications for permit
- b. Obtain any Demolition Permits and Final Inspections required prior to request for ESC.
- c. Submit Early Start Certificate Request (No Fee Required).
- d. Provide a copy of Development Review Committee approval (If applicable).
- e. Provide a copy of all applicable State and County Agencies Site Engineering & Environmental Approvals:
 - BCEPGMD Environmental Review Approval Certificate
 - SFWMD or BCEPGMD Surface Water Approval
 - Broward County Health Department Approval
- f. Pay all Bonds required.
- g. The applicant will be notified via email of status (Please allow 24-48 hours).
- h. If approved, a copy of the approval will be forwarded via email (or FAX) and also attached to the Master Permit
- i. Schedule pre-construction meeting with Building Department (if applicable).
- j. File and provide recorded Notice of Commencement (NOC) with Broward County.
- k. **The Early Start Certificate must be posted in a conspicuous and accessible place on the job site.**

Caution

- **DO NOT** work beyond the description of work on the Early Start Certificate request.
- **UNDER NO CIRCUMSTANCES** shall any work proceed past the first required inspection threshold.
- **INSPECTIONS CANNOT BE OBTAINED** on any work until the Master Building Permit has been issued.
- **DO NOT** conceal any work performed.

For any questions concerning the Early Start Certification (ESC) process, please contact the Building Official.