



EARLY START REQUEST

Florida Building Code §105.12

PURPOSE

The Town of Pembroke Park, Building Department has implemented an Early Start Request Program to provide an opportunity for construction to begin work while the application for building permit(s) is being reviewed.

Please Note:

An Early Start request will only be approved if there an extended delay in the approval of plans and/or specifications, any unsafe conditions, an immediate emergency or other similar special circumstances as determined by the Chief Building Official.

AUTHORITY

Section 105.12 of the Broward County Administrative Provisions to the Florida Building Code 6th Edition (2017) allows limited work to start before a building permit is issued. This code section allows certain work to commence up to the point an inspection would be required. In other words, a contractor is not allowed to continue work beyond the point of a required inspection without an official permit. Any work completed prior to the permit issuance is entirely at the risk of the permit applicant.

SUBMITTAL REQUIREMENTS (Florida Building Code §105.2.3)

- Early Start Request must be submitted in person to the Building Department.
- Complete Early Start Request Application signed by the Owner and Building Qualifier
- Early Start is free of charge
- Copies of all applicable required County and State Agencies approvals must be attached to this application:
 - BCEPGMD Environmental Review Approval Certificate (ER Review)
 - BCEPGMD Transportation Concurrency Satisfaction Certificate (DR Review)
 - Asbestos SRRA Certificate
 - BCEPGMD Surface Water License Approval
 - Broward County Health Department Approval
 - The State of Florida Bureau of Elevator Inspection and/or the Broward County, Elevator Section.

SUBMITTAL PRE-REQUISITES

- All required building permit applications and corresponding plans must have been already submitted to the Building Department.
- Building Permit applications and plans must have been approved by Fire, Planning, Zoning, Landscape and Engineering Divisions.
- All required demolition permits and inspections must be obtained and approved.



EARLY START REQUEST APPLICATION

Please complete this application to apply for an Early Start Request. Make sure all contractor information is complete, including what specific work will be performed, for all contractors working under the Early Start Request.

Permit Number:		Name of Project:	
Property Address:			
Scope of Work:	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration	<input type="checkbox"/> Interior Work
<input type="checkbox"/> Other:			
Previous Use:		Proposed Use:	

CONTRACTOR INFORMATION

STRUCTURAL	
Work Description:	
Business / Contractor's Name:	
Qualifier's Name:	License Number:
Address / City / State/ Zip:	
Contact Name:	
Telephone:	Fax:
Email:	

MECHANICAL	
Work Description:	
Business / Contractor's Name:	
Qualifier's Name:	License Number:
Address / City / State/ Zip:	
Contact Name:	
Telephone:	Fax:
Email:	



ELECTRICAL

Work Description:

Business / Contractor's Name:

Qualifier's Name:

License Number:

Address / City / State/ Zip:

Contact Name:

Telephone:

Fax:

Email:

PLUMBING

Work Description:

Business / Contractor's Name:

Qualifier's Name:

License Number:

Address / City / State/ Zip:

Contact Name:

Telephone:

Fax:

Email:

**All contractors performing work under the Early Start Request must be registered with the Town of Pembroke Park Business Tax Receipt Division (BTR) and submit a current liability insurance and worker's compensation prior to Early Start application.*



TOWN OF PEMBROKE PARK

BUILDING DEPARTMENT
 3150 SW 52ND Avenue
 Pembroke Park, FL 33023

APPLICANT NAME:		DATE:
ADDRESS:		
Re: Permit Application #:	Job Address:	

TO:
 Miguel A. Núñez – Building Official
 Town of Pembroke Park – Building Department
 3150 SW 52nd Avenue
 Pembroke Park, FL 33023

Please allow this letter to serve as a formal request to allow work to commence for the above referenced location prior to the issuance of the permit. This request is being made pursuant to, and in accordance with the provisions of the Broward County Administrative Provisions to the 6th Edition (2017) Florida Building Code, effective January 01, 2018, Section 105.12, which provides that the Building Official may authorize work beginning before the issuance of a building permit if there is a delay in approval of the plans and/or specifications or other similar special circumstances. Section 105.12 further provides that upon written approval of the Building Official, “the scope of work delineated in the building permit application and plan may be started prior to the final approval and issuance of the permit, provided any work completed entirely at risk of the permit applicant and the work does not proceed past the first required inspection.”

We, the undersigned, assert that all work will be performed as represented on the plans submitted with the application and in accordance with the 6th Edition (2017) Florida Building Code. It is understood that the 6th Edition (2017) Florida Building Code may require changes to the proposed scope of work.

We, the undersigned, collectively and individually, accept direct and indirect risk. In consideration for approval of this request, we, the undersigned, collectively and individually, agree to indemnify, hold harmless, and defend the Town of Pembroke Park, its elected officials, appointed officials, employees, and from any and all legal actions or damages, claims, costs, losses, and/or attorney’s fees that may result from the approval of this request to allow work to commence prior to the issuance of a permit. The City shall have the right to select its own legal counsel. We understand all direct and indirect the risks and responsibilities associated with this request and appreciate your consideration in this matter.

X _____
 Signature of Property Owner

STATE OF _____
 COUNTY OF _____
 Sworn to (or affirmed) and subscribed before me this ____ day of _____, 20____ by:

X _____
 Signature of Tenant/Requestor

STATE OF _____
 COUNTY OF _____
 Sworn to (or affirmed) and subscribed before me this ____ day of _____, 20____ by:

 (Type / Print Property Owner Name)

 (NOTARY’S SIGNATURE as to Private Provider)

Notary Name _____
 (Print, Type or Stamp Notary’s Name)
 Personally Known ____ or Produced Identification ____

Type of Identification Produced _____

 (Type / Print Tenant/Requestor Name)

 (NOTARY’S SIGNATURE as to Private Provider)

Notary Name _____
 (Print, Type or Stamp Notary’s Name)
 Personally Known ____ or Produced Identification ____

Type of Identification Produced _____

Building Official’s signature and date indicates the request has been approved.
 Miguel A. Núñez – Building Official