



EARLY START REQUEST

PURPOSE

The City of Coral Springs Development Services Department Building Division 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 is delay in the approval of plans and/or specifications or other similar special circumstances.*

AUTHORITY

Section 105.12 of the Broward County Administrative Provisions to the Florida Building Code 5th Edition (2014) 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 PRE-REQUISITES

- All required building permit applications and corresponding plans must have been already submitted to the Development Services Department, Building Division
- Building Permit applications and plans must have been approved by both Planning and Engineering Divisions
- Required demolition permits and inspections must be obtained and approved

SUBMITTAL REQUIREMENTS

- Early Start Request must be submitted in person to the Development Services Department, Building Division
- 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:
 - 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



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.

PROJECT INFORMATION

Permit Number: _____

Name of Project _____

Job Address _____

Suite #: _____

Scope of Work: New Construction Alteration

CONTRACTOR INFORMATION

Is this a change of Use / Occupancy? Yes No

Description of Early **STRUCTURAL** Work: _____

Name _____	License # (State / BC COC) _____
Address _____	City _____ State _____ Zip _____
Phone _____	E-mail _____
Contact Name _____	Contact Phone _____

Description of Early **MECHANICAL** Work: _____

Name _____	License # (State / BC COC) _____
Address _____	City _____ State _____ Zip _____
Phone _____	E-mail _____
Contact Name _____	Contact Phone _____

Description of Early **ELECTRICAL** Work: _____

Name _____	License # (State / BC COC) _____
Address _____	City _____ State _____ Zip _____
Phone _____	E-mail _____
Contact Name _____	Contact Phone _____

Description of Early **PLUMBING** Work: _____

Name _____	License # (State / BC COC) _____
Address _____	City _____ State _____ Zip _____
Phone _____	E-mail _____
Contact Name _____	Contact Phone _____

*All contractors performing work under the Early Start Request must be registered with the City of Coral Springs Building Division and submit a current liability insurance and worker's compensation prior to Early Start application.

FOR USE	Application Requirements Verified By _____	Date _____	
	License and Insurance Current? Yes <input type="checkbox"/> No <input type="checkbox"/> Checked By _____	Date _____	

