



APPLICATION FOR TEMPORARY CERTIFICATES OF COMPLETION OR OCCUPANCY

Before submitting an application for Temporary Certificate of Completion (TCC) or Occupancy (TCO) be sure the following steps are complied with:

1. Complete the Temporary Certificate of Completion (TCC) or Occupancy (TCO) application including the notarized signatures of the qualifying agent and the property owner.
2. Provide the building permit number to the Building Permit & Occupancy Representative who will verify all trade permits have been obtained and will indicate those categories that have not been Finalized and the completion holds that have not been released. Trade permits must be obtained for the application to be accepted.
3. The completed original TCC or TCO application must be at the jobsite for the inspectors to sign. Request the required pending inspections by calling (305) 891-9308, or send email to inspect@northmiamifl.gov . To request an inspection you need your permit number.
4. Obtain release final or temporary of all completion holds for residential TCC or TCO. For commercial buildings Fire Department completion holds must have final or temporary release.
5. Once all inspections are finalized or approved for TCC or TCO and completion holds have been resolved, submit the TCC/TCO application form to the Building Official.
6. After the TCC or TCO is obtained, the release for power authorization is requested to Florida Power & Light (FPL).
7. For South Florida Building Code (SFBC) permits, a TCC/TCO application is valid for 90 days. For Florida Building Code (FBC) permits, a TCC/TCO application remains valid as long as the permit is active. Prior to the expiration date, final inspections and a permanent Certificate of Occupancy or Certificate of Completion must be obtained. If finals cannot be obtained prior to the expiration, you may apply for an extension to the TCC/TCO. Please follow the above referenced instructions.
8. A TCO/TCC may be revoked if any action by the contractor, owner or tenant creates any code violation affecting the proper occupancy of the area.
9. Any TCO/TCC that expires without renewal has been revoked and can result in a notice of violation, civil violation and/or disconnection of utility services.

Note: For South Florida Building Code permits the 3rd temporary certificate issued will need the Board of Rules and Appeals (BORA) approval before the application is accepted.



UNIFORM MUNICIPAL TCO/TCC INSPECTION REPORTING FORM

Master Permit No. _____

Job Address: _____ Unit: _____ Project Name: _____

Qualifier's Name: _____ Qualifier's Phone: _____

Owner's Name: _____ Owner's Phone: _____

This Uniform Municipal TCO/TCC Inspection Reporting Form is used to gather trade approvals for Temporary Certificate of Occupancy (TCO) or Completion (TCC). Once validated by the Building Department personnel, the form must be present at the job site for the field inspectors. Inspectors must verify outstanding work listed, and verify all code provisions relating to public safety have been met prior to granting Temporary approval. Temporary/Final approvals must be signed on the permit card and submitted at time of application. When all approvals have been obtained, take the signed form back to the Building Department for TCO/TCC issuance.

1 All "Required" TCO/TCC inspections indicated below must be signed "Approved" before certificate issuance.

Req'd.	Trade	Inspector Name	Inspector Signature	Appr. Signature	Date	Comments
<input type="checkbox"/>	Building					
<input type="checkbox"/>	Roofing					
<input type="checkbox"/>	Electrical					
<input type="checkbox"/>	Fire					
<input type="checkbox"/>	Mechanical					
<input type="checkbox"/>	Plumbing					
<input type="checkbox"/>	Public Works					
<input type="checkbox"/>	Zoning					
<input type="checkbox"/>	Flood					
<input type="checkbox"/>	DERM					
<input type="checkbox"/>	WASD					
<input type="checkbox"/>	Public Utilities					
<input type="checkbox"/>	Other					

Important Note: The TCO/TCC is not valid and building and/or space may not be occupied unless signed by the Building Official. Occupying the building and/or space without obtaining a TCO/TCC issued by the Building Department is prohibited and is in violation of the Florida Building Code Section 110.3.

2 Building Official's Approval: _____ Date: _____

1st CO/CC Extension TCC/TCO Duration: _____

Conditions of CO/CC:

- If Master Permit expires, the TCO/TCC will automatically be revoked and the space must be vacated.
- A TCO/TCC may be revoked if any action by the contractor, owner or tenant creates any code violation affecting the proper occupancy of the area.
- Any TCO/TCC that expires without renewal or has been revoked can result in a notice of violation, civil violation and/or disconnection of utility services.
- Other conditions: _____

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City of North Miami * 776 NE 125 ST. * North Miami, FL 33161 * Tel: (305)893-6511 *



LOCATION ADDRESS: _____ UNIT # _____
SHELL PERMIT # _____ INTERIOR PERMIT # _____

REASON FOR TEMPORARY CO: List below all outstanding work which is to be completed in order to receive all final inspections and a permanent Certificate of Completion or Occupancy. Indicate if outstanding work is for shell or interior.

Projected completion date of work ____/____/____ Today's date ____/____/____

CONTRACTOR'S AFFIDAVIT: This is to certify that I am aware of my responsibility to obtain all Final Inspections and to obtain the required permanent CC/CO or an extension of the Temporary CC/CO as described in the attached. Sanctions against my license may be imposed for failure to obtain all necessary finals and the Permanent Certificate of Completion or Occupancy.

COMPANY NAME: _____

QUALIFIER: _____
(Print Name)

X _____
(Qualifier's Signature)

CC# _____

TELEPHONE () _____ - _____

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this _____

Day of _____, 20_____

X _____ (SEAL) _____
(Notary Signature)

Personally known _____ or produced identification _____ Type of Identification _____

OWNER AFFIDAVIT

I UNDERSTAND THAT MY EXECUTION OF THIS APPLICATION AND AGREEMENT INCLUDES AUTHORIZATION FOR THE CITY OF NORTH MIAMI TO ORDER, WITHOUT NOTICE TO ME, FLORIDA POWER & LIGHT COMPANY OR ANY OTHER ELECTRIC UTILITY COMPANY TO DISCONNECT ELECTRICAL POWER TO THE PROPERTY UPON FAILURE TO OBTAIN ALL FINAL INSPECTIONS AND A PERMANENT CO. I FURTHER UNDERSTAND THAT FAILURE TO OBTAIN FINAL INSPECTIONS AND A PERMANENT CO WILL RESULT IN A VIOLATION BEING ISSUED.

(Signature of Owner)

Print Name: _____

Address: _____

Phone () _____ - _____

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this _____ Day of _____, 20_____

X _____ (SEAL) _____
(Notary Signature)

Personally known _____ or produced identification _____ Type of Identification _____