



Early Start Request

(Florida Building Code Sec. 105.12)

Date: _____

Contractor Company Name: _____

Permit Number: _____

Property Address: _____

Owner Name: _____

Contractor Name & License #: _____

Contact Phone/Email: _____

Dear Building Official,

In accordance with Florida Building Code Sec. 105.12, which provides:

“Upon 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 is entirely at risk of the permit applicant and the work does not proceed past the first required inspection.”

We respectfully request approval to commence limited new construction work prior to final approval and issuance of the above-referenced permit.

Scope Limits

Early Start authorization is limited to new construction activities and does not apply to:

- Fire protection systems (sprinklers, alarms, suppression)
- Life safety systems and components
- Any work that involves use/occupancy of an existing building
- Work that may be concealed before inspection (e.g., electrical wiring, plumbing within walls, slab reinforcement)
- Alterations, remodels, or repairs to existing structures

Permitted early-start activities may include:

- Site clearing and grubbing

- Earthwork, grading, and fill placement
- Installation of erosion and stormwater controls
- Foundation preparation and forming (up to first inspection)

Preconditions Required

Prior to granting early start authorization, the following must be satisfied:

- A complete permit application, construction documents, and required supporting materials must be submitted.
- Zoning, floodplain, site plan, and other prerequisite approvals must be in place.
- The applicant must submit a formal Early Start Request, signed by both Owner and Contractor, acknowledging work is at their own risk.
- The scope of proposed early-start work must be clearly identified and approved by the Building Official.
- No life safety, fire protection, or concealed system work may begin until the full building permit is issued.

Compliance and Enforcement

- Any violation of these conditions will result in immediate revocation of the early start authorization.
- Upon revocation, all work must cease until the building permit is issued.
- If the permit application expires or is voided, the Contractor shall restore the site to a safe condition as determined by the Building Official.

Indemnification

- The Property Owner and Contractor agree to indemnify and hold harmless the City of Cape Coral, its employees, and its agents from any action or liability for damages resulting from approval to commence work prior to issuance of the permit.

☐ Under penalties of perjury, I declare that I have read the foregoing [document] and that the facts stated in it are true per Fs92.525.

Qualifier's Printed Name

☐ Under penalties of perjury, I declare that I have read the foregoing [document] and that the facts stated in it are true per Fs92.525.

Property Owner's Printed Name

Qualifier's Signature

Property Owner's Signature