



BUILDING CODE SERVICES

PERMIT SUBMITTAL REQUIREMENTS

(2014 Florida Building Code in Effect)

Listed below are the basic permit submittal requirements. Additional information may be required based on project type.

- Permit applications signed & notarized for each discipline of work (i.e. building, electrical, plumbing, and mechanical). **(Please note that a copy of an original signature is NOT acceptable)**
- Verify that the Job Value includes the cost of work for all sub-permit amounts. A copy of the contract describing the job is required. (Contract to include all labor and materials)
- Contractors must be registered with the City of Weston with current Insurance Certificates (liability and workers compensation) and Licensing documentation (Contractor, Certificate of Competency, Occupational License.)
- Copy of recorded Notice of Commencement, required for projects valued at \$2,500 or higher. For A/C permits, the limit is raised to \$7,500. **(This must be submitted prior to the permit being issued.)**
- Two (2) sets of plans signed & sealed by a professional engineer/architect, if applicable.
- Two (2) Original Surveys (with imbossed seal) for all **NEW** residential and commercial construction.
- Two (2) copies of a current survey showing location of proposed construction / improvements. (Fences, driveways, pools, decks etc.)
- Lot Calculation Sheet that identifies **ALL** impervious areas (existing and proposed). (Pools, Decks, Driveways, Pavers, slabs, sheds and screen rooms.)
- A copy of the Broward County Development and Environmental Review approval certificate showing DER Review #, when applicable. This is required for all new building construction, additions or alterations to non-residential buildings, as well as demolitions, new or replacement emergency generators, commercial or multifamily pools and below ground storage tanks, temporary buildings and construction trailers.
For a complete list and e-permit instructions, please visit www.broward.org/ePermits.
- Product approvals for sheds, doors, all glass, roofs, and all types of shutters.
- Energy calculations including heating and cooling load calculations.
- Wind load calculations (signed & sealed) are needed for shutters, windows, doors, skylights, & garage doors.
- Signed & sealed pressure calculations are required for doors and windows.
- City of Weston Permit Acknowledgement Affidavit - required for residential projects, and must be signed and notarized by property owner. **(Please note that a copy of an original signature is NOT acceptable)**
- Permit Fees are due and collected when the permit application package is submitted. Payment in the form of Company or Personal checks, MasterCard, Visa or American Express are accepted. **Cash will NOT be accepted.**

The City's building and permitting system allows residents to monitor the overall permitting process with a few simple clicks of the mouse. For contractors the system provides a centralized one stop source for applying and completing residential and commercial work in the City of Weston. Visit the website at <https://inkforce.westonfl.org/WestonInkforce/Tasks.aspx>

- Fax or email inspection requests to 954-384-7723 / Email: BldgDeptVM@westonfl.org
- Allow one (1) day's notice for inspections. Inspection requests received after 3:00 p.m. will be scheduled for the following day.
- Plans and permit card must be on job before inspections will be made.
- At least one (1) approved inspection every 90 days is required or the permit expires.
- Obtain Certificate of Occupancy from Department before using completed building.

Please call if you have any questions regarding either permit requirements or the process.

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Select One Trade: Building Electrical Plumbing Mechanical Other _____

Application Number: _____ Application Date: _____

1	Job Address: _____	Unit: _____	City: _____
	Tax Folio No.: _____	Flood Zn: _____	BFE: _____
	Building Use: _____	Construction Type: _____	Job Value: _____
	Present Use: _____	Proposed Used: _____	Occupancy Group: _____
	Description of Work:		
	<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Revision <input type="checkbox"/> Other: _____		
Legal Description: _____			<input type="checkbox"/> Attachment

2	Property Owner: _____	Phone: _____	Email: _____
	Owner's Address: _____	City: _____	State: _____ Zip: _____

3	Contracting Co.: _____	Phone: _____	Email: _____
	Company Address: _____	City: _____	State: _____ Zip: _____
	Qualifier's Name: _____	Owner-Builder: <input type="checkbox"/>	License Number: _____

4	Architect/Engineer's Name: _____	Phone: _____	Email: _____
	Architect/Engineer's Address: _____	City: _____	State: _____ Zip: _____
	Bonding Company: _____		
	Bonding Company Address: _____	City: _____	State: _____ Zip: _____
	Fee Simple Titleholder's name (if other than owner): _____		
	Fee Simple Titleholder's Address (If other than owner): _____	City: _____	State: _____ Zip: _____
	Mortgage Lender's Name: _____		
	Mortgage Lender's Address: _____	City: _____	State: _____ Zip: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X _____
Signature of Property Owner or Agent

X _____
Signature of Qualifier

STATE OF FLORIDA
COUNTY OF BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

(Type / Print Property Owner or Agent Name)

(Type / Print Qualifier's Name)

NOTARY'S SIGNATURE as to Owner or Agent's Signature

NOTARY'S SIGNATURE as to Qualifier's Signature

Notary Name _____
(Print, Type or Stamp Notary's Name)

Notary Name _____
(Print, Type or Stamp Notary's Name)

Personally Known _____ or Produced Identification _____

Personally Known _____ or Produced Identification _____

Type of Identification Produced _____

Type of Identification Produced _____

APPROVED BY: _____ Permit Officer Issue Date: _____ Code in Effect: _____

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.
Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.



BUILDING CODE SERVICES PERMIT APPLICATION ACKNOWLEDGEMENTS

This document is required with every residential permit submitted to the Building Department. Original, notarized signatures must be affixed, and **each numbered item must be initialed**. It must be executed (signed and notarized) by the property owner. Signatures by agents, owner representatives, or individuals other than the property owner will not be accepted.

OWNER NAME: _____

SUBDIVISION: _____ LOT/BLOCK: _____

STREET ADDRESS: _____

- _____ 1. I am the legal owner of the property described above.
- _____ 2. I acknowledge that approval may be required from a homeowners association or other entity which regulates or otherwise governs the community, neighborhood, or development in which my property is located.
- _____ 3. I acknowledge that I am responsible for any additional costs that may be assessed by the City of Weston and/or the entity regulating or governing the subject property as a result of my not having obtained the necessary approvals from any entity or association that may regulate or otherwise govern the community, neighborhood, or development in which my property is located.
- _____ 4. I understand that permit fees are due at the time the application is submitted.
- _____ 5. I understand that building permits are required to be signed by a property owner.
- _____ 6. I understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
- _____ 7. I understand that inspections are required under this permit, and that the approved set of plans stamped by this office, and the building permit/inspection card must be available to the inspector. Otherwise, a re-inspection with additional fees may be assessed.
- _____ 8. I understand that an inspector may require access to interior components in order to complete an inspection. If the inspector is unable to gain access as part of a scheduled inspection, a re-inspection with additional fees may be assessed.
- _____ 9. I understand that this permit will expire if work is not begun within 180 days from the date the permit is issued. Additionally, if work is suspended or abandoned for a period of 90 days, the permit is deemed expired. Once expired, permits must be renewed prior to any further work or inspections being accomplished. (Florida Building Code Section 105.23.3).
- _____ 10. I understand that if this permit expires it becomes null and void. Failure to schedule all required inspections, or otherwise ensure the permit is closed may result in this file being forwarded to Code Enforcement or the Unsafe Structures Board for a further

determination. Action by either of these entities could result in fines being imposed and/or liens being placed against your property.

- _____ 11. Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board, the Department of Business and Professional Regulation and the building department may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.
- _____ 12. I understand that final inspection(s) must be scheduled by the permit holder and approved by the City to properly document completion of work and closure of the permit. Failure to do so will result in an open permit status in the public record, which may prevent future real estate transactions from occurring.
- _____ 13. Issuance of a development permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All applicable state and federal permits must be obtained before commencement of the development.

Property Owner's Signature: _____ Date _____

STATE OF FLORIDA)
COUNTY OF BROWARD)

Affirmed and signed before me, on _____ the foregoing document was acknowledged before me by Affiant _____, who personally appeared before me at the time of notarization, who signed and acknowledged signing the foregoing document, who did take an oath, and:

- [] who is personally known to me or
- [] who produced the following identification: _____

(Notary Public Signature)

Commission Expiration date: _____

(Printed or Typed Name)

(Seal)



BUILDING CODE SERVICES OWNER-BUILDER AFFIDAVIT

Owner Name: _____

Subdivision: _____ Lot/Block: _____

Property Address: _____

I am applying for a Building Permit pursuant to the Owner Builder exemption set forth in Florida Statute 489.103. Florida law requires that I attest to the following statements. **BY SIGNING THIS STATEMENT, I ATTEST THAT:** (Initial to the left of each statement)

I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.

I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.

I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on all permit and contracts.

I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within in 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates this exemption.

I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.

I understand that I may not hire an unlicensed individual person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county ordinance.

I understand that it is frequent practices of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulation.

I am of aware of construction practices and I have access to the Florida Building Code.

I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at 1-850-487-1395 or at www.myflorida.com for more information about licensed contractors.

I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the address listed below.

I agree to notify the building department immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure or in the permit application package.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board, the Department of Business and Professional Regulation and the building department may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is property licensed and the status of the contractor's workers' compensation coverage.

Check types of permits you are seeking:

- Building
- Roofing / Reroofing
- Electrical
- Plumbing
- Air Conditioning
- Other _____

I, _____, do hereby state that I am qualified and capable of performing the requested construction involved with the permit application filed and agree to the conditions specified above.

Signature of Owner-Builder

STATE OF FLORIDA – COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me
This _____ day of _____, 20____
by _____
(Type / Print owners name)

NOTARY'S Signature as to Owner's signature

Notary Name (Type, Print, _____
Stamp Notary's Name)

Personally known ___ or Produced Identification ___
Type of Identification produced



BUILDING CODE SERVICES CONTRACTOR REGISTRATION

Note: No fee is required to register with the City of Weston Building Code Services.

CONTRACTOR INFORMATION

TYPE OF CONTRACTOR: _____

COMPANY NAME: _____

ADDRESS: _____

PHONE: _____ FAX: _____ EMAIL: _____

QUALIFIER INFORMATION

NAME OF QUALIFIER: _____

PHONE: _____ FAX: _____ EMAIL: _____

Would you like to be added to our mailing list to receive City of Weston Building Code Services policy and procedure updates and office closure information? Yes No

DOCUMENTATION – Copies of the following are required for registration.

- State Certification -OR- State Registration AND Broward County Certificate of Competency
- Business Tax Receipt
- General Liability: "City of Weston" as Certificate Holder
- Workman's Compensation / Exemption

QUALIFIER SIGNATURE: _____ DATE: _____

STATE OF FLORIDA/COUNTY OF BROWARD

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

Notary's Signature

Print Name of Notary Public

Personally known _____
OR Produced Identification _____
Type of Identification Produced _____

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. **DESCRIPTION OF PROPERTY** (Legal description & street address, if available) **TAX FOLIO NO.:** _____

SUBDIVISION _____ **BLOCK** _____ **TRACT** _____ **LOT** _____ **BLDG** _____ **UNIT** _____

2. **GENERAL DESCRIPTION OF IMPROVEMENT:**

3. **OWNER INFORMATION:** a. Name _____

b. Address _____ c. Interest in property _____

d. Name and address of fee simple titleholder (if other than Owner) _____

4. **CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:**

5. **SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:**

6. **LENDER'S NAME, ADDRESS AND PHONE NUMBER:**

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:

NAME, ADDRESS AND PHONE NUMBER:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): _____, 20____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

**Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager**

Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____

By _____, as _____
(name of person) (type of authority, ...e.g. officer, trustee, attorney in fact)

For _____
(name of party on behalf of whom instrument was executed)

_____ Personally known or _____ produced the following type of identification: _____

Notary

(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

By _____ By _____



BUILDING CODE SERVICES
PERMIT REVISION APPLICATION
 (Change of Plan submitted to an issued permit)

Revision Application is required when Plans are submitted after the Master Permit has been issued.
Fees for Revision: \$81.26 Residential (per Trade) \$101.58 Commercial (per Trade)

PROJECT INFORMATION

Master Permit #		Revision #:		Submittal Date:	
Is this a correction to an existing revision? <input type="checkbox"/> No <input type="checkbox"/> Yes, if Yes, provide the application #:			Application #:		
Job Address:					
Job Name:					
Contracting Co.:		Phone:		Email:	
Company Address:		City:		State:	Zip:
Qualifier's Name:		Owner-Builder:	<input type="checkbox"/>	License or Cert of Comp. #	

REVISION INFORMATION

<i>This revision affects the following disciplines*: Applicant to check all that apply</i>					
<input type="checkbox"/> Building	<input type="checkbox"/> Electrical	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Roofing	<input type="checkbox"/> Fire
<input type="checkbox"/> Zoning	<input type="checkbox"/> Engineering	<input type="checkbox"/> Other (Specify):			
Do these revisions represent a change in the scope of work and increased job cost?				<input type="checkbox"/> No <input type="checkbox"/> Yes, if Yes, provide new cost.	
Increase in Job Cost:		New Total Job Cost:			

**Please note that a plans examiner has the authority to modify required reviews based upon examination of the plans submitted for revision*

Provide a brief description of the revised work	

Applicant please read carefully:

Application is hereby made for plan revision as indicated herein. I certify that all the information is accurate. I understand that only the review disciplines indicated will review my plans. I am aware that any error in indicating the disciplines required may result in the need for further plan revisions or inspection delays.

Contractor _____

Notary Signature: _____

Print Name _____

Signature: _____

STATE OF FLOIRDA _____

County of _____

Notary Name: _____

(Print, type or Stamp Notary's Name)

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

Personally Known _____ or Produced Identification _____

20 _____, by _____

Type of Identification Produced _____

(Type/print Contractor's name)