

EARLY START AUTHORIZATION APPLICATION

CITY OF SARASOTA

PROJECT NAME: _____

PROJECT ADDRESS: _____

PREVIOUS USE OF THE BUILDING/SPACE: _____

PROPOSED USE OF THE BUILDING/SPACE: _____

CONTRACTOR NAME: _____

OFFICE PHONE#: _____ CELL PHONE#: _____

Early Start Authorization Conditions:

In consideration for a fee and Early Start Authorization the JURISDICTION and the OWNER, CONTRACTOR, and TENANT agree to the following:

1. A complete building permit application and plans must be submitted at the time of the request for Early Start Authorization.
2. ***This Early Start Authorization is for interior work only.***
3. Compliance with Asbestos NESHAP, State DEP, and other regulatory agencies must occur for all demolition work.
4. ***Work shall not be concealed and must remain open for all necessary inspections. At the time of inspections, any concealed work must be uncovered.***
5. The CONTRACTOR acknowledges that all subcontractors will be properly license and have current worker's compensation coverage.
6. Inspections of work for any construction trade will not be made until a permit has been issued for the building and a permit has been issued for the involved trade.
7. ***The Early Start Authorization does not guarantee that the construction plans will be approved as submitted. All work done prior to the issuance of the required permits shall be at the OWNER'S, CONTRACTOR'S, and TENANT'S risk.***
8. The OWNER, CONTRACTOR, and TENANT acknowledge that additional fees, including but not limited to impact, capital recovery, and zoning fees may be due at the time of permit issuance.
9. The OWNER, CONTRACTOR, and TENANT acknowledge that additional site improvements, including but not limited to installation of a grease trap, accessible parking and landscaping, may be required at the time of building permit issuance.
10. The OWNER, CONTRACTOR, and TENANT agree to indemnify and hold the JURISDICTION free and harmless from any and all claims, causes of action, damages, losses, penalties or costs, including, but not limited to, all attorneys fees (whether from litigation or administrative proceeding, including cost and fees on appeal) with respect to any person or government authority arising out of, either directly or indirectly, the construction or operation at the premises covered by this Early Start Authorization, whether the liability, loss or damage is caused by, or arises out of, the negligence of the JURISDICTION or of its officers, agents, employees or otherwise.
11. If the JURISDICTION shall by subject to any claim, demand or penalty or become a party to any suit or other judicial or administrative proceeding by reason or any claimed act or omission by any party, or by reason of any act occurring on the subject premises, or by reason of any omission with respect to the construction or operation on the subject premises, the OWNER, CONTRACTOR, and TENANT shall indemnify and hold the JURISDICTION harmless against all judgments, settlements, penalties, and expenses, including attorney's fees, court costs, and other expenses of litigation or an administrative proceeding, incurred or imposed on the JURISDICTION in connection with the investigation of defense relating to such claim or litigation or administrative proceeding, and the election of the JURISDICTION, the OWNER, CONTRACTOR, or TENANT shall also defend the JURISDICTION.
12. It is understood and hereby acknowledged between the parties hereto that the JURISDICTION shall not be liable for any act, debt, or other obligation to the OWNER, CONTRACTOR, or TENANT.
13. The OWNER, CONTRACTOR, and TENANT acknowledge that the issuance of this permit does not guarantee a Certificate of Occupancy will be issued by the JURISDICTION and that additional site and building construction activities must be complete prior to a Certificate of Occupancy being issued by the JURISDICTION.
14. This Early Start Authorization will terminate upon the issuance of the Building Permit for property covered by this Early Start Authorization. However, this agreement shall remain in effect for all events occurring prior to the issuance of the Building Permit.

By signing this Early Start Authorization Application, the undersigned acknowledges and agrees to conditions 1 through 14.

PRINT NAME OF TENANT PRINT NAME OF GEN CONTRACTOR PRINT NAME OF OWNER

SIGNATURE OF TENANT SIGNATURE OF GEN CONTRACTOR SIGNATURE OF OWNER BUILDING OFFICIAL APPROVAL

GEN CONTRACTOR LIC #

