



Permit Extension Request

City of Dunedin, Florida

Planning & Development

737 Loudon Avenue

Dunedin, FL 34698

727-298-3210

WWW.DUNEDINGOV.COM

Date: _____

From: _____

Permit Number: _____

Address of Property: _____

Contractor Name: _____

Contractor Address: _____

Contractor Address: _____

Contractor Phone: _____

To Planning & Development Department:

I have read the handout associated with my extension request and understand the consequences if work is not completed within the time frame approved by the Building Official.

I am requesting an additional six-month (180 day) extension for the above mentioned permit.

I am requesting an additional four-month (120 day) extension to my initial six-month (180 day) extension for the above mentioned permit.

I have not been able to obtain an approved inspection because:

I understand my inspections must be requested, completed and approved, including a final inspection, within the time frame established by the Building Official.

Contractor Signature

Print Name

Fees per Table 104-4.2 will be due at time of approval of this request.

Office Use Only:

Approved By: _____

Date: _____

Fee: _____

Permit Extensions

General:

The Building Official has the authority of determining the expiration of permits and granting extensions of permits consistent with the intent of the Florida Building Code, adopted and amended in an ordinance approved by the City Commission of the City of Dunedin.

A permit authorizes the permit applicant an opportunity to request and obtain inspections which ensure the improvements are in compliance with the intent of the applicable code requirements. Improvement project permits that have not had an improved inspection within the time frame designated by the Building Official are denied the opportunity to request and obtain further inspections. In order to request further inspections, the permit applicant must be granted an extension of their permit from the Building Official. Permit extensions allow the applicant to continue requesting inspections for their project.

Purpose:

The extension of a permit maintains the continuity of inspection records and ensures improvements are continued in a timely manner. By extending a permit, the applicant is relieved of the more burdensome task of obtaining a new permit.

Conditions:

In determining if a permit may be extended, the Building Official has determined that certain conditions and qualifications must be met. Permit applicants must be made aware of any conditions imposed upon their projects and those conditions must be resolved prior to granting any extensions to a permit.

Prior to extending a permit, the Building Official may impose certain conditions on the permit applicant including but not limited to: registration of all sub-contractors; submission of a FEMA Elevation Certificate; filing a current Notice of Commencement; payment of outstanding fees; and access to all areas and building components that have not been inspected. The permit applicant will be made aware of these conditions prior to our acceptance of any request to extend a permit.

Any portion of a project that has been covered, concealed, or otherwise continued without obtaining an approved inspection will be required to be uncovered, unconcealed, and made available for inspection.

The permit applicant may be required to submit an inspection schedule outlining the remaining inspections. This requirement may be waived by the Building Official if the remaining inspections are limited to final inspections.



Permit Extensions

104-41.3 - Time Limits for Completion of Construction

104-41.3.1 - Findings

Incomplete construction projects within the city result in adverse impacts on its residents and businesses from the lack of construction activity. These adverse effects can include, but are not limited to attractive nuisance for children and vagrants, accumulation of trash and debris, overgrowth of grass and weeds and perceived sense of blight. It is in the interest of the health, safety, and welfare of the citizens of the city to place a reasonable time limit on the duration of each construction project, to balance the needs of the owner of the project with those of the neighbors and the community, for the safe and peaceful enjoyment of their properties.

(Ord. No. 10-19, § 4, 12-16-2010)

104-41.3.2 - Application

A time limit shall apply to all construction, including all additions, alterations, modifications, repairs, and improvements, which require a building permit.

(Ord. No. 10-19, § 4, 12-16-2010)

104-41.3.3 - Time Limits for Construction Completion Required

As part of the building permit application, a reasonable valuation must be assigned to the project and approved by the building official. Based on that valuation, a construction time limit, commencing on the date of issuance of the building permit, shall be established in accordance with *Table 104-4.1 Construction Time Limits*.

Table 104-4.1 Construction Time Limits

<u>Estimated Value of Construction</u>	<u>Construction Time Limit(months)*</u>
\$0 to \$50,000	6 months
\$50,001 to \$100,000	9 months
\$100,001 to \$500,000	18 months
Greater than \$500,000	24 months

**Note: Different construction time limits may be established if set forth within a development agreement.*

(Ord. No. 10-19, § 4, 12-16-2010)

104-41.3.4 - Landscaping Extension

For landscaping work required by *Chapter 105* of the LDC, the applicant shall have an additional 90 days after the date of final inspection approval of the project to complete all the landscaping requirements.

(Ord. No. 10-19, § 4, 12-16-2010)

104-41.3.5 - Extension

Construction time limits may only be extended for the following three reasons:

- (A) In the event a project has not passed a final inspection in the allotted time period pursuant to § 104-41.3.3, the applicant may request, in writing, one six-month (180 day) extension to complete the work for good cause shown arising from circumstances beyond the reasonable control of the applicant, which may be granted at the discretion of the building official. This initial extension is subject to payment of the associated fees, which is listed in *Table 104-4.2 Extension Fees*, and must be made 30 days prior to the expiration of the building permit. This initial extension is subject to an inspection by the building official prior to the expiration of the original permit and may only be granted if the inspection reveals no violations of any fire, safety or property maintenance codes at the project site.



Permit Extensions

- (B) In the event a project has not passed a final inspection at the expiration of the initial six month (180 day) extension, the applicant may request, in writing, no more than one additional four-month (120 day) extension to complete the work for good cause shown arising from circumstances beyond the reasonable control of the applicant, which may be granted at the discretion of the building official. This additional extension is subject to payment of the associated fees, which is listed in Table 104-4.2 Extension Fees, and must be made 30 days prior to the expiration of the building permit. This additional extension is subject to an inspection by the building official prior to the expiration of the initial six month (180-day) extension. The extension can only be granted if the inspection reveals no violations of any fire, safety or property maintenance codes at the project site.
(C) For single family residential construction projects where the homeowner is acting as the contractor and is lawfully residing in the property, the homeowner may request, in writing, up to two six-month (180 day) extensions, without charge, to complete the work for good cause shown arising from circumstances beyond the reasonable control of the applicant, which one or both may be granted at the discretion of the building official. Both extensions are subject to an inspection by the building official prior to the expiration of the original permit in which it is determined that there exist no violations of any fire, safety or property maintenance codes at the project site, and the extension may only be granted if all of the following conditions apply:
1. The home is occupied during the full construction period;
2. The property is kept in a neat and clean condition;
3. Building materials are screened from adjacent properties and public rights of way;
4. There has been demonstrated regular progress towards completion of the construction;
5. There exist no unresolved building code violations at the time the extension is requested.

Table 104-4.2 Extension Fees

Table with 2 columns: Type of Extension, Extensions Fee. Rows include Initial six-month (180 day) extension \$1,000.00, Additional four-month (120 day) extension \$1,500.00, Homeowner projects, up to two six-month (180 day each) extensions none.

104-41.4 - Construction Completion

For the purpose of this section, construction shall be deemed complete upon the final performance of all construction work, including, but not necessarily limited to, exterior repairs and remodeling, total compliance with all conditions of required of the building permit, and the clearing and cleaning of all construction-related materials and debris from the site. A certificate of occupancy and/or a final inspection and approval of the construction work by the building official or a building inspector shall mark the date of construction completion. Deadlines for the completions of landscaping are set forth in § 104-41.3.4 .

(Ord. No. 10-19, § 4, 12-16-2010)

104-41.5 - Incomplete Projects

Incomplete projects shall be taken to the city's code enforcement board and may be subject to a daily fine.

(Ord. No. 10-19, § 4, 12-16-2010)