

# MIAMI BEACH

## Policies and Procedures

### Phased Permits

#### POLICY

The Building Department offers the option of Phased permits which allows the applicant or developer to lay foundations before getting the building permit for the entire structure.

#### PROCEDURE

A submittal of a building permit application, a cost affidavit, the CPMP (Construction Parking Management Plan) for job values greater than \$250,000, or an Affidavit in lieu of Construction Parking Management. If the CPMP was submitted with the master, payment of the up-front fees and the following requisites are mandatory to obtain a Phased permit:

- Surveys, less than 6 months
- Full site plans
- Full lower-level floor plans (garage level)
- Foundation plans
- Structural plans
- Structural load calculations
- Architectural floor plans, elevations, and sections
- Geotechnical Reports
- Special Inspector form, if applicable
- Threshold inspector form, if applicable
- Electrical bonding underground details
- Plumbing underground details
- Hold harmless letter
- Plans, other than Foundation and Underground, to be stamped with "For Reference Only"

Before submitting a phased permit, a pre-construction meeting with the Building Official shall be requested. Prior to permit issuance, it will be determined if the conditions of this permit type and required reviews, including the approvals from outside agencies, like DERM, have been met. Owners must assume the risk that a permit for the entire building may not be granted.

The phased permit will require an additional master permit for the remaining structure.

#### Scope of work

Under a foundation only phased permit, constructions of footings, and grade beams will be permitted to lowest excavated point of the building

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only. No slab construction is permitted under a foundation only phased permit. Construction must stop when those elements are complete. Failure to abide by these rules will result in the issuance of a Stop Work Order.

### Closing of permit

Once the phased permit is complete, work may not continue unless the master permit for the remaining structure, is approved.

### REFERENCE

- *Florida Building Code In Effect*

PREPARED BY: Building Department

APPROVED BY:   
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