

CITY OF TARPON SPRINGS, FLORIDA
Development Services Department

Permit No.: _____

OWNER/BUILDER DISCLOSURE STATEMENT F.S. 489.103(7)(a)

*Please initial next to each question once you have read and understand it. If you have any questions call 727-942-5617

____ 1. 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.

____ 2. 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.

____ 3. 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 permits and contracts.

____ 4. 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 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.

____ 5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.

____ 6. I understand that I may not hire an unlicensed 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 or municipal ordinance.

____ 7. I understand that it is a frequent practice 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.

____ 8. 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.

____ 9. 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 regulations.

____ 10. 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 (850) 487-1395 or www.myfloridalicense.com for more information about licensed contractors.

____ 11. 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 following address: _____

____ 12. I agree to notify the City of Tarpon Springs immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

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 and Department of Business and Professional Regulation 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.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Owner/Builder Signature

Printed Name

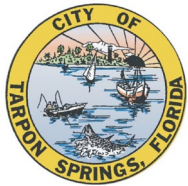
Sworn to and subscribed before me by _____ this _____ day of _____, 20 ____.

Personally known to me, or

Produced identification: _____

Notary's Signature _____

NOTARY STAMP:



City of Tarpon Springs, Florida

Building Development Department

Building Development
324 E Pine St.
Tarpon Springs 34689
727-942-5617
dsinfo@ctsfl.us

Required Inspections- Residential

The following list contains required inspections for new single-family dwellings and residential additions based on section 110.3 of the Florida Building Code. The type of construction and location of the project may affect the order of inspections, as well as which inspections are required. Please contact the Building Department with any questions.

Building

- Silt Fence
- Footer/Grade Beam
(N/A if monolithic slab on grade)
- Stem Wall
(N/A if monolithic slab on grade)
Density Test Report-if more than 12"
of fill used in foundation
- Monolithic Slab/Slab
- Lintel/Tie Beam
- Sheathing (Roof & Walls)
- House Wrap (Tyvek)
- Roof Dry-In
- Stucco (Metal Lathe)
- Truss Engineering Package-approved
prior to frame inspection
- Framing- After all trades pass rough-
ins
- Insulation
- Drywall/Fire Rated Assembly
- Driveway/Sidewalk Pre-Pour
- Roof Final
- Site Final (Engineering)
- Final Building- after all trades pass
finals

Plumbing

- Underground- before slab is poured.
- Rough-In
- Tubset/Shower Pan
- Water Service
- Sewer
- Final Irrigation-separate permit when
applicable
- Final Plumbing

Mechanical

- Rough -In
- Final

Electrical

- Ufer bond- at footer or monolithic slab
inspection
- Underground-before slab is poured
- Rough- In
- Meter Set
- Final

Gas

- Underground
- Rough/Pressure Test
- Final

Disclaimer

It is the responsibility of the permit holder to schedule all required inspections. Any portion of the construction that requires an inspection shall not be covered until approved. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

The City of Tarpon Springs does not accept photos, affidavits, or engineer's letters in lieu of missed inspections.



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Documents Required

Prior to issuance of Certificate of Occupancy

- Termite protection Certification
- Insulation Certification
- Tie-In Survey with LFE
- Final Survey with FFE
- Density test report- if more than 12" of fill used in foundation
- Blower Door Test results
- Truss Engineering Package

AE Flood Zone-

- Under Construction Elevation Certificate -required before vertical construction of walls
- Final Elevation Certificate- required before issuance of Certificate of Occupancy
- FEMA Non-conversion agreement

V Zone & Coast A Zone-

- Under Construction Elevation Certificate required after lowest horizontal member is installed.
- VE Zone Construction Certificate
- Engineered Flood Vent Certificate
- Pile Data

Owner Address

Owner Printed Name

Owner Signature