WHAT IF THE JOB WAS HALTED DUE TO LEGAL ACTION OR A DISPUTE WITH THE CONTRACTOR?

If the contractor has failed to complete the work due to legal action or a dispute, write a letter to the Building Official to advise of the intended course of action. The letter should be submitted to the Village of Pinecrest Building Department prior to the expiration date of permit.

The department will consider granting a 90-day extension upon receipt of the written request and payment of extension fee, provided that no life safety violation exists.

WHAT IF THE RECORDS AT THE BUILDING & PLANNING DEPARTMENT ARE INCOMPLETE OR INACCURATE?

Please provide the Building and Planning Department with documentation to that effect. An example of this documentation is the approved inspection certificate signed by a Pinecrest inspector.

Village Council
Cindy Lerner, Mayor
Joseph M. Corradino, Vice Mayor
Jeff Cutler
James E. McDonald
Bob Ross

Permits without final inspections

Building and Planning Department
Get Informed

Pinecrest Inspection Line 305.234.2111
Miami-Dade County Permitting & Inspection Center 786.315.2000
Miami-Dade County DERM 305.372.6789
Miami-Dade County Water & Sewer 305.665.7477
Florida Department of Health 850.245.4250

BUILDING AND PLANNING DEPARTMENT
PERMITTING HOURS: 8:00 a.m. to 2:00 p.m.—Monday through Friday

TEL 305.234.2121 · FAX 305.234.2131
12645 PINECREST PARKWAY | PINECREST, FLORIDA 33156
www.pinecrest-fl.gov

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What Is an “Expired Permit”?
An expired permit is a permit that has expired without the approval of all the required inspections or is missing the required paperwork in order to close out the permit.

How Can Residents Change Contractors or Transfer the Permit to an Owner/Builder?
To request a change of contractor to another contractor, submit a “Change of Contractor” form and a completed permit application.

A 10 working-day waiting period may be required prior to the issuance of the Change of Contractor for active permits. Information on the Change of Contractor fees is available on the Building and Planning Department home page of the Village’s web site. Fees are subject to change without notice.

How Can a Resident Find Out If a Property Has Any Open Permits?
Contact the Permit Desk in the Building and Planning Department at (305) 234-2121 Monday through Friday, 10:30 a.m. to 2:00 p.m. Please provide the permit number or the job address when inquiring about the property permit history.

Who Is Responsible for the Open Permits on a Property?
Ultimately, the property owner is responsible for all permits obtained for the property. However, licensed contractors are required by code to complete all mandatory inspections and provide the required paperwork to close out the permit.

What Can a Resident Do to Resolve the Expired Permit?
If the permit was issued to the property owner, the owner shall apply for a permit renewal and request all the incomplete inspections. However, if the permit was issued to a contractor, the property owner should advise the contractor that the mandatory inspections for the work performed have not been completed prior to the permit expiring, in violation of the Florida Building Code. Contractors will need to apply for a permit renewal and request all the incomplete inspections.

If the contractor refuses to close the permit, please refer to the Change of Contractor portion of this brochure.

What If Permits Were Obtained and the Construction Work Was Never Performed, or Duplicate Permits Were Issued?
Submit a Permit Cancellation Form to the Building Department. This form may be obtained on the Village’s web site, www.pinecrest-fl.gov, in the Building and Planning Department homepage under the Forms section. An inspection may be done to verify the request.

Permit extensions can be obtained by submitting a completed permit application. A fee will be assessed to extend the permit.

A permit is valid for 180 days as per the Florida Building Code.