



A temporary certificate of occupancy is permission to occupy under conditions. It is not a certificate of occupancy.

Original Masterbuild PE packet. Not a copy of Implementing Order 04-123 and not a fee quote. Fire Rescue publishes a TCO inspection category. Building still has remaining inspections. Life safety still has to work. We do not quote TCO dollars — they change. Confirm the live building and Fire pages the day you apply.

What a TCO actually is

☐ Occupancy under remaining conditions — not ‘we are done.’

Punch list still open. Subsidiary permits still open. 180-day clock still running unless an approved inspection extended it. A TCO that expires with work unfinished is a problem, not a closeout.

☐ Fire is still a second desk.

Life-safety systems that will be in use have to work: means of egress, alarm if required, suppression if required, emergency lighting, address, access. Same-day cancellation and ‘not ready’ are re-inspection paths. We do not quote Fire dollars.

☐ MEP finals that are still open are not waived by a TCO request.

Plumbing final without a meter is still not a final. Electrical directories still have to be filled. Mechanical serials still have to match the pad. The TCO request does not inspect those for you.

The hold we see first

Tenant wants keys Friday, Fire has never seen the hood, plumbing meter is not set, and someone called the TCO as if it were the CO. Building clock still running. Fire still a second invoice.

What to send

What you are actually asking to occupy, which inspections are still open, and whether Fire already has a process number.

Send the comments. Not the County guideline.

Folio (does it start with 30?), process or UP number, and the comments PDF. Masterbuild will say which row is actually open.

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+1 (786) 398-6940 · Calendly: 30-minute scoping call

Masterbuild provides engineering services under a written scope. Nothing in this packet is a TCO, a CO, a Fire approval, or a representation about occupancy. Confirm live County building and Fire procedures. This is not legal advice.