

The following change to the building permit application process in Cape Coral is now effective for building permit applications initially submitted after May 1, 2021.

Due to the current building boom and occurrences of building material shortages, for a limited time the City of Cape Coral Building Division will be providing building permit applicants the option of requesting permission to deliver the initial construction materials necessary for building (e.g. concrete block and/or fill dirt) to the property where there is a building permit under review, in advance of the full approval of a building permit. If a request is included with the initial permit application for early material delivery of initial construction materials, a note will be placed in the online permitting system (e.g. "Requests early material delivery").

The intent is to continue to work with the construction industry to keep projects moving as quickly as possible and allow building material delivery within a reasonable timeframe (for example, 4-5 weeks after the building permit application is initially submitted). This will also help to avoid potential delays due to a missed shipment of materials.

Permission to deliver materials to a jobsite before permit issuance has the following stipulations:

Inspectors from the Public Works Department will continue to document existing roadway, species, and site conditions as soon as possible after permit application and pre-construction site condition photos will be added to the online tracking software. The Stormwater Plan Review will be followed by the Department of Community Development, Planning Division conducting their "Planning-Species" review. Required paperwork, such as the City of Cape Coral Burrowing Owl/Gopher Tortoise Affidavit, must be correctly completed, supplied with the building permit application, and approved as part of the Planning-Species review. **After the Planning-Species review is "Approved With Condition," with notes stating that delivery of building materials is allowed at the builders risk prior to full issuance of the building permit, the applicant may deliver their construction materials to the job site.**

Of course, builders are ultimately responsible for the protection of wildlife on their building sites and delivery of materials is at their own risk. All liability for the proper placement and security of their material deliveries is the responsibility of the contractor. Should protected species find a new home amongst the building materials, or should materials be misplaced in a restricted area, the appropriate wildlife protection protocols must be followed. Also, if a building permit is not ultimately issued, or should the permit applicant choose to not build at that location, the contractor will be responsible to immediately remove the materials and restore the property to its original condition.