

CERTIFICATE OF OCCUPANCY ISSUANCE REQUIREMENTS

EPCOT Building Code – 308.1 Certificate Required.

- (a) No building hereafter erected, altered, enlarged or relocated, or where a change of occupancy has been made, shall be used in whole or in part until a Certificate of Occupancy has been issued by the Building Official certifying that the building and occupancy are in accordance with the provisions of this Code and all other laws and regulations applying thereto. When the building or part thereof complies with the provisions of all pertinent laws and regulations, the Building Official shall issue the Certificate of Occupancy for the building or part thereof. A Certificate of Occupancy for places of assembly shall indicate thereon and make record of the number of persons for which such certificate is issued. In all manufacturing, commercial, storage or warehouse occupancies, the design live loads shall be plainly posted.

EPCOT Building Code – 308.4 Temporary Certificate of Occupancy.

A Temporary Certificate of Occupancy may be issued by the Building Official for the use of parts of a building prior to completion of the entire building.

The Temporary Certificate of Occupancy (TCO) is issued on a project specific basis upon a detailed request for use by the permit holder.

All permitted work that does not affect the occupancy of a building or structure may receive a status of Temporary Certificate of Construction Completion (TCofCC) prior to project completion, followed by a final Certificate of Construction Completion (CofCC), in order to close out the permitting process.

Examples of when a TCO or a TCofCC would be required include, but are not limited to:

- Prior to moving furniture (FF&E) into a structure;
- Prior to installing linens and setting up products for use prior to opening;
- Prior to allowing cast members to have access to the structure for any purpose such as training or sales;
- Prior to any soft opening event;
- Prior to any guest use for any purpose;
- Prior to cooking or burning-in kitchen equipment;
- Prior to any type of phased occupancy for a project;
- Prior to the occupancy of any temporary installation including tents, stages, etc.

Please note that it is unlawful for a public service corporation or agency to begin utility service to a building or structure, except temporary service for use during building construction and/or testing operations, until a Certificate of Occupancy (CO) has been issued. See *EPCOT Building Code* Section 308.5.

A Conditional Certificate of Occupancy is issued when specific requirements are placed on a building or structure that must remain a part of that building or structure for the entire lifespan of the facility. It is extremely important that the Owner's representative responsible for the conditions placed upon the facility be made aware of those conditions, since they become the basis upon which the CO was issued. Failure to maintain the conditions specified may result in a revocation of the CO regardless of the amount of time that may have passed.

TCO and TCofCC issuance requests shall only be accepted electronically via Accela Citizen Access (ACA). All required information is to be included in full. As required, documents showing area of request or breakdown of hotel room blocks should be uploaded for clarification.

Construction Permits

[Apply for Permits or Temporary CO](#) | [Search for Permits / Records](#) | [Schedule Inspections](#)

AVAILABLE PERMIT / RECORD TYPES

Choose one of the following before continuing...

Please review the various record types carefully! For assistance or to apply for a permit type not listed below please contact us.

Temporary Certificate Request

Select "Temporary Certificate Request" for either TCO or TCofCC request.

Please complete the Following

TCO INFORMATION

* Master Building Permit Number:

General Contractor permit number or "master" permit number on project.

Project Name:

Project Name (same as on master permit).

* Requestor Name:

* Requestor Phone:

Requestor Email:

Contact name, number and email for questions on the TCO/TCofCC request.

* Define Area of Request:

Be specific as to the area to be occupied. Note inspection result on "Final" needs to match area of the request.

[spell check](#)


* Items Remaining:

Be specific as to the items that remain on the overall project that are prohibiting a CO from being issued.

[spell check](#)

* Requested Number of TCO Days:

TCO default expiration date is 30 days. (Temporary events are for the life of the event.)

TCO Expiration Date: 

System-generated expiration date. (Read-only field.)

Reason for the Request

REQUESTED USE

Guest Use:

No construction workers, equipment, scaffolding, etc. in area of request.

Cast Use - Training:

Cast stocking, training, etc. – no guest occupancy.

Furniture - Equipment Load:

Construction workers only.

DBPR Inspection:

Specific approval language for any food service location requiring DBPR inspection.

Other:

Other than guest or cast occupancy.

* Documents Uploaded: Yes No

If needed, upload map of area, room layout, or turn sequence for clarification of the request.

Following items are required when requesting a TCO / CofCC issuance:

1. **All permits** associated with the project or project address must be inspected with a Final Partial Approval, at a minimum, stating the areas approved for TCO / CofCC use, including those permits that may be permitted by the owner through a firm not directly sub-contracted to the primary general contractor. ***The request for inspection shall include information for the inspector clarifying what the inspection request is for and it must match the TCO / TCofCC request exactly.*** (Note: Building, Alarm and Fire Sprinkler permits will require an inspection from both the Building Department and Fire Prevention with a Final Partial Approval from each. All other permits require one discipline Final Partial Approval per TCO / TCofCC request.) A complete list of permits associated with a project, which includes the results of the Final inspections, can be found on ACA. (This same report is used by Building & Safety staff internally to process TCO / TCofCC requests.)
2. All testing requirements, as applicable, must be conducted and accepted by the Department prior to a "Certificate" issuance, including Initial Emergency Power Tests (IEPT), Integrated Safety System Testing (ISST), Fire Alarm, Smoke Control, Bacteriologic Tests for plumbing permits, Test and Balance Reports for mechanical permits, etc.. (Note: For permits requiring a Bacterial Test, a minimum of five (5) days' notice is required for scheduling the test. Contact Bill Schaeffer at (407) 824-4596 to schedule testing.) Other inspection considerations may include the following, as applicable:
 - No moveable furniture, equipment, merchandise, etc. can be brought into a space until a TCO is received for furniture load in.
 - Any fixtures brought into a space before a TCO is received must be of a type that is permanently affixed to the wall, floor, etc. (Note: any area that is concealed with permanently installed items must be inspected prior to installation of said items.)
 - Do not cover up any electrical rough-ins, junction boxes, etc. with fixtures or furnishes before a final electrical inspection has passed.
 - Emergency lighting that is controlled with ELTS, ELCUs, etc. will require testing by the electrical inspectors activating the fire alarm system. (Spaces with very limited openings may be tested with window openings blacked out with 100% obscured Visqueen/paper. It is the contractors' responsibility to provide the blackout material.)
 - Commissioning for elevators and escalators can take one or more business days per device.
 - Smoke detectors must be inspected by Fire Prevention before activation of an air conditioning mechanical system of 2,000 cfm or greater.
 - The 285 Fire Prevention Final inspection code on a Building permit includes proper installation of access keys and fire extinguishers.
 - ISST can be combined with fire/electrical inspections. They include ELCUs and fire alarm cabinets.
 - All keying systems (with final state key cores) will need to be in place per Fire Prevention and Walt Disney World requirements.
 - Kitchen hood inspection requires all relevant subcontractors to be present for the inspection (fire alarm, mechanical, sprinkler, hood manufacturer, etc.)

3. A CO can only be issued when all permits are completed with final inspections, all required “As Designed” plans submitted and approved, and full valuation fees paid. If the associated permits have not received the final “Certificate” status, and there is still work left to be completed, a TCO/TCofCC will need to be requested.
4. Prior to issuance of a TCO for use or CO associated with an amusement ride or attraction, documentation must be submitted to support the Certificate and accepted by Building & Safety. Those documents include: completion of the EPCOT Code Matrix, Ride Opening Memo and other certifications that might be required by the EPCOT Code.
5. Certificate of Occupancy and Certificate of Construction Completion issuance does not require an ACA application request. The electronic process will generate an appropriate Certificate when all approvals are complete. Once the automatic process is complete. A Certificate will be generated, signed by the Building Official or his representative, scanned and uploaded to the permit. At that point, the registered licensed contractor will be able to access the Certificate via ACA.
6. Every cart, theme park food cart, mobile food dispensing vehicle, merchandise cart or portable structure installed within the District is required to receive a CO prior to being used.
7. **NO OCCUPANCY CAN OCCUR UNTIL THE SIGNED CERTIFICATE HAS BEEN UPLOADED TO THE PERMIT BY BUILDING & SAFETY. See *EPCOT Building Code* Section 308.1 and 308.4 at the beginning of this Policy.**