

Building requirements

1. Installation of flooring with required soundproofing STC rating of 60 or better.
2. All Contractors will provide Corporation information and scope of work / job description prior to commencing work.
3. All required City of Miami Beach permitting requirements must be met. Contractor must find out with City of Miami Beach.
4. Contractors must provide a copy of City of Miami Beach permit to the Office prior to commencing work.
5. Contractor will provide proof of \$1,000.000 or more in liability insurance prior to commencing work.
6. Contractor will provide proof of Workers Compensation Insurance prior to commencing work.
7. All work must take place Monday – Friday 9:00 am to 4:00 pm. No work on weekends or legal holidays. Except in emergency situation.
8. The contractor or unit owner will provide to the Management Office a security deposit of \$1000.00 to be applied toward any damage to the common areas, **(Cleaning of the carpet in the hallway by the building staff \$50.00 each time)**, and for contractor trash removal. Following notification from the unit owner that the job is complete and verification that no damage has occurred to the common areas, left common areas clean, permits are closed, and a copy of the closed permit has been provided to the Association. Then, the deposit will be refunded.
9. Anyone moving furniture, construction debris, or large items in or out or anyone who booked the cargo elevator to move items related to construction or remodeling work done in the unit must reserve the service elevator through the office and pay a onetime fee of \$100.00. Service elevator hour shall be between 9:00 AM and 4:00 PM Monday through Friday (No Saturdays, Sundays or holidays) Use of the elevator beyond 4:00 PM will be permitted up to a maximum of one hour. A request for overtime must be made to the Manager by 3:00 PM, and an additional charge of \$50.00 will be assessed.
10. The contractor will remove all waste and debris from the property at their expense and will not use the Association’s trash chute, shopping cars or dumpsters. Also, Contractors who works for a unit owner in their unit cannot park in the Association Garage. Unless approved by Manager or front desk supervisor. Only Vendors who works for the Association are allowed to park in the Association’s Garage. Contractor needs to protect the outside carpet at all the time while working from Monday to Friday. The material use to protect the carpet in the hallway must be left cleaned every day or replaced once contractor’s finishes for the day. Contractor must remove the carpet protection on Friday for the weekend and put it back on Monday. All work must take place Monday – Friday 9:00 am to 4:00 pm. No work on weekends, legal holidays, and after 4:00 PM. Except in emergency situation.
11. Please be advised that St. Tropez Ocean Condominium must be listed as additional insured on the Certificate of Liability Insurance.

