



We provide fast, reliable, and compliant solutions for securing Temporary Certificates of Occupancy, ensuring the safe and lawful occupancy of buildings while facilitating smooth project completion.



CARY THOMPSON

Cary Thompson is the founder of TCO Consulting LLC, which specializes in planning and delivering complex projects for their clients. Cary's focuses his experience and passion on the most complex aspects of project delivery, start up, commissioning, testing, and acceptance. His 35 years in the industry have given Cary the expertise, relationships, and leadership skills to make this very challenging phase of any project predictable and successful.

WHY CHOOSE US?

- **Expertise:** Our team consists of experienced professionals well-versed in construction regulations, code compliance, and the TCO process.
- **Efficiency:** We streamline the TCO process, reducing delays and avoiding costly setbacks.
- **Tailored Solutions:** We offer customized services to meet the specific needs of each project, whether for new construction, renovations, or temporary occupancies.
- **Compliance-Driven:** Our proactive approach ensures that all legal and safety requirements are met, giving you peace of mind during temporary occupancy periods.

CONTACT

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KEY SERVICES

TCO PROCUREMENT

- Navigating city and municipal codes to help secure Temporary Certificates of Occupancy.
- Coordinating inspections with local authorities to ensure compliance.
- Managing paperwork and submission of necessary documents to obtain a TCO.

TCO MANAGEMENT & RENEWAL

- Monitoring TCO expiration dates and managing the renewal process.
- Ensuring ongoing compliance with building codes and safety standards during temporary occupancy.
- Coordinating with contractors and stakeholders to address any issues that could delay the issuance or renewal of a TCO.

COMPLIANCE CONSULTING

- Providing advisory services to ensure buildings remain compliant with all regulatory requirements.
- Offering pre-inspection audits to identify potential issues and correct them before official inspections.

REMEDiation & PUNCH LIST COORDINATION

- Collaborating with construction teams to address any deficiencies noted by inspectors.
- Overseeing punch list completion to expedite TCO issuance.

FINAL CERTIFICATE OF OCCUPANCY TRANSITION

- Assisting clients in the transition from TCO to final Certificate of Occupancy.
- Managing the final inspections and document submissions required for full occupancy certification.

SIGNIFICANT PROJECTS

- Chase Center GSW Arena
- Salesforce Tower 62 Story Office Tower
- Washington State Convention Center
- SeaTac International Arrival Facility
- New Sacramento Courthouse
- 18 Story 53 Court Rooms
- Scape Tower 23 Story Residential
- San Francisco Traffic and Forensics Crime Lab