



Miami-Dade County
Department of Regulatory and Economic Resources
Permitting and Inspection Center
11805 SW 26 Street
Miami, FL 33175-2474
Tel: 786-315-2000

www.miamidade.gov/development

Residential* Plan Review Guidelines (Mechanical Review)

Project Address: _____

Instructions for using this form:

1. This form provides a list of code requirements that must be verified by the Building Official before the issuance of a building permit.
2. Code references are to the 2010 Florida Building Code (unless otherwise noted). Suffixes identify the code volume as follows:

Accessibility (Ac) - Building (Bt) – Energy Conservation (Ec) - Existing (Ex) – Fuel/Gas (Gs) –
Mechanical (Me) – National Electric Code (NEC) - Plumbing (Pl) – Residential (Re)
3. Provide the drawing number (Dwg. No.) where compliance with the referenced code section may be verified or check the N.A. box whenever the code provision is not applicable.

***Single family homes, duplexes and townhouses, as defined in 101.2 (Re).**

General Requirement	Specific Code Requirement	Code Section(s)	Dwg. No.	N.A.	Other Information
Energy Efficiency		Energy Conservation			
• Applicability	Residential buildings	101.2 & Ch. 4			
	Existing buildings	101.4.1 (Ec)			
	Exempt buildings	101.4.8 (Ec)			
	Building systems	Section 403 (Ec)			
Single family residences, duplexes, townhouses		401.1 (Ec)			
	Fenestrations	303.1.3, 402.3, 402.5, 405.5 (Ec)			
	Walls	402.1, 405.2 (Ec)			
	Doors	402.1.1, 405.5.3 (Ec)			
	Ceilings	402.1.1, 402.2 (Ec)			
	Floors	402.1.1, 402.2 (Ec)			
	Air leakage	402.4 (Ec)			
	Space cooling & heating systems	403.6 (Ec)			
	Ventilation systems	403.5 (Ec)			
	Air distribution systems	403.2 (Ec)			
	Piping	403.3 (Ec)			
	Water heating systems	403.4 (Ec)			
Chimneys and Fireplaces	Listed, labeled, installation	1001-1006 (Re)			
Mechanical Systems	Appliance labeling, access, installation	1303-1308 (Re)			
Heating and Cooling Equipment	Sizing of heating and cooling equipment	1401.3(Re)			
	Requirements specific by equipment	1401.2-1415 (Re)			
Exhaust Systems		Chapter 15 (Re)			
Duct Systems	Design and construction	1601 (Re)			
	Return air	1602 (Re)			
Combustion Air	Supply, prohibited sources, opening area	303 (Gs)			
	All air from inside the building	304.5 (Gs)			
	All air from outdoors	304.6 (Gs)			
Chimneys and Vents	General requirements	1801 (Re)			
	Components	1802 (Re)			
	Connectors	1803 (Re)			
	Masonry and factory built chimneys	1805 (Re)			
Special Fuel Burning Equipment		Chapter 19 (Re)			
Boilers/Water Heaters		Chapter 20 (Re)			
Hydronic Piping		Chapter 21 (Re)			

Special Piping									
Solar Systems									
Penetration of Fire Rated Assemblies									