

OPTIONAL PLAN REVIEW SERVICE



A public information service of the

**Department of
Regulatory and
Economic Resources
Permitting & Inspection Center**

11805 S.W. 26th Street (Coral Way)

Miami, Florida 33175-2474

(786) 315-2000 Main Switchboard

(786) 315-2027 Optional Plan Review Service

www.miamidade.gov/building

What is the “Optional Plan Review Service”?

The “Optional Plan Review Service” will allow a patron the option to receive an expedited plan review for a fee.

How long has the “Optional Plan Review Service” been available?

This service has been available since October 15, 2001.

What type of plan review is available through this service?

- All building trade reviews including electrical, plumbing, mechanical/energy, building/ handicap and structural
- Initial plan review process
- Rework plan review process

The patron can request a complete review cycle of all required building trade reviews (building/ handicap, electrical, plumbing, mechanical/energy and structural), single discipline review or multiple discipline reviews.

Additionally, the "Optional Plan Review Service" is offered for Division of Environmental Resources Management (DERM) plan reviews of:

- DERM Core Review
- DERM Specialty Review(s)

What are the advantages realized through the “Optional Plan Review Service”?

- Each review requested will be ready the next business day.
- If an applicant requests the complete review cycle (building/handicap, electrical, plumbing, mechanical/energy and structural), the cycle will be completed in five (5) business days. This represents a timesavings of eight (8) days for residential and eleven (11) days for commercial.

What is the fee for the “Optional Plan Review Service”?

The fee for the “Optional Plan Review Service” is \$60.00* per discipline for residential and \$120.00* minimum fee per discipline for commercial. Commercial or residential projects of unusual size or complexity may be assessed an additional fee based upon the length of time required for plan review. The “Optional Plan Review Service” fee must be paid at the time of request for service. The fee for the “Optional Plan Review Service” is in addition to the regular permit fee and is non-refundable.

* Note: All fees are subject to a 7.5% surcharge per Implementing Order 4-63.

Is the “Optional Plan Review Service” always available?

Yes, however, the service is subject to the volume of requests and availability of Plans Examiners to perform the review. Additionally, be advised that commercial projects of unusual size or complexity will be evaluated by supervisory personnel to ensure plan reviews can be completed within the specific time deadlines. Please request the service early to ensure availability.

Where do I request the “Optional Plan Review Service”?

To arrange for an “Optional Plan Review Service,” please visit the Information Counter located in the lobby of the Miami-Dade Permitting and Inspection Center, 11805 SW 26 Street (Coral Way) and ask for the Optional Plan Review Representative or call (786) 315-2027.

Is the “Optional Plan Review Service” available for all required plan reviews?

The “Optional Plan Review Service” is available for the reviews of the following disciplines:

continued

- Building/Handicap
- Electrical
- Plumbing
- Mechanical/Energy
- Structural
- DERM Core Review
- DERM Specialty Review(s)

As you are aware, there are seven (7) different entities involved in the permitting process including Zoning, Public Works, Fire Rescue Department, Water and Sewer Department and the State of Florida Department of Health. These entities are not included in the “Optional Plan Review Service”. However, please check with those entities directly to determine if similar services are available.



Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. “It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act.”