



INSPECTION GUIDELINES

GENERAL PROCEDURES

All Inspectors shall read and become familiar with these procedures.

Inspections carried over from the previous working day shall be given priority and must be performed first.

Inspection cancellations must be documented on the comment line with the name and telephone number of the person that requested it and the time of the request.

When a jobsite is not accessible always leave a tag and record in the comments line "Left tag at....."

Before using disposition code 035 "Unable to locate" use the Property Appraiser's web site http://www.miamidade.gov/pa/property_search.asp and/or call your supervisor. If permit holder cannot be reached place the hold code 067.

Do not use Field Check Disposition 010 without obtaining approval from supervisor.

The work shall be inspected for compliance with the approved permit plans and the FBC.

The permit holder (contractor or owner builder) is responsible for the job and shall inspect the work and ascertain it meets code requirements before calling for inspection.

Temporary buildings and sheds used exclusively for construction purposes are exempt of a building permit (**Zoning Improvement Permit** required). Mobile homes used as temporary offices are required to comply with the requirements of F.S. Chapter 553, Part V relating to accessibility by individuals with disabilities.

Verify that you are recording the inspection result on the correct permit card.

All documents that you receive in the field from the permit holder shall contain the permit number on every page, the date and the inspector name and signature

Be thorough conducting the inspection and recording the results. List all deficiencies. When too many deficiencies are found, indicate on permit card "others". This will alert the inspector performing the re-inspection later on to perform a thorough inspection and not only a follow up of the items listed.

When performing a partial inspection clearly write on the comment line the portion of work you are approving. Highlight the location of approved area on permit plans initial, date and cross reference drawing number on comment line. For large projects use a log. Write comments on permit card as well. Review completely previously denied partial inspections and approve or denied as required. If denied, include in your comments the corrections that are needed for approval.

Do not enter disposition 001 (approved) when previous inspection types are pending approval (previous inspection type was denied or partial approval was granted). Use disposition 043 (partial approval) when warranted and be explicit in your comments regarding the reason for the partial approval.

Close partial inspections in a timely manner.

In case of any doubt, check with your supervisor.

Always write on the permit card the date of the inspection; print your name and sign.

As a courtesy to Owners and Contractors alert them of code changes.



INSPECTION GUIDELINES

GROUND ROUGH-015 (RESIDENTIAL)

Plumbing

Building permit and approved set of plans. FBC (B) 105.1 FBC (B) 107	<input type="checkbox"/>
Check for Notice of Commencement. FBC 105.8	<input type="checkbox"/>
Check building drain, branches, building sewer for proper sizing, slopes, and depth. FBC Tables (R) 3005.4.1, (R) 3005.4.2	<input type="checkbox"/>
Check vents for proper sizing for fixtures served. FBC (R) 3101 through 3114	<input type="checkbox"/>
Check piping for proper support/strapping/sleeving/foundation clearances/ and backfill material. FBC (R) 2605, FBC (R) 2603.4, FBC (R) 2604.4, FBC (R) 2604.3, Table 2605.1	<input type="checkbox"/>
Check piping leaks. FBC (R) 2503	<input type="checkbox"/>
Check for approved sanitary materials. FBC (R) 3002	<input type="checkbox"/>
Check for water test with 5 feet of head. FBC (R) 2503.5.1	<input type="checkbox"/>
Check for required clean-outs/number/location/distance separation. FBC (R) 3005.2	<input type="checkbox"/>
Check that wet-vent size/fixture count is approved to plan/code. FBC (R) 3108	<input type="checkbox"/>
Check that all pipe openings are capped throughout the construction of the job.	<input type="checkbox"/>
Check for adequate clean-outs/size/distance separation. FBC (R) 3005.2 through 3005.2.11	<input type="checkbox"/>
Check for test of building sewer. FBC (R) 2503.4	<input type="checkbox"/>



INSPECTION GUIDELINES

ROUGH 002 (RESIDENTIAL-1)

Plumbing

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	<input type="checkbox"/>
Check for proper fixture spacing. FBC (R) 307.1 & 2705.5	<input type="checkbox"/>
Check that approved materials are used. FBC (R) 2609,3002	<input type="checkbox"/>
Check for properly sized waste and vent piping. FBC (R) 3005.4, FBC (R) 3113	<input type="checkbox"/>
Check for proper backing support of wall hung fixtures. FBC 2705.1(2)	<input type="checkbox"/>
Check for proper test of waste and vent systems. FBC (R) 2503	<input type="checkbox"/>
Check vent termination. FBC (R) 3103	<input type="checkbox"/>
Check that cleanouts are accessible and have access covers. FBC (R) 3005.2.10, FBC (R) 3005.2.10.1	<input type="checkbox"/>
Check that horizontal vents are 6 inches above fixture overflow level. FBC (R) 3104.5.	<input type="checkbox"/>
Check relief line for proper size/material/termination point. FBC (R) 2804.6.1 (1-14)	<input type="checkbox"/>
Check that fire-stopping system complies with approved plans. FBC (R) 302	<input type="checkbox"/>



INSPECTION GUIDELINES

ROUGH 002 (RESIDENTIAL-2)

Plumbing

Check for properly sized water pipe per plan engineered design.	<input type="checkbox"/>
Check for proper test of water distribution system. FBC (R) 2503.7	<input type="checkbox"/>
Check shower pans are of approved ASTM-D 4068, ASTM-D 4551, and minimum of 900 square inches. FBC (R) 2708.1, FBC (R) 2709.2, FBC (P) 421	<input type="checkbox"/>
Check for proper slope to shower receptors. FBC (R) 2709.3	<input type="checkbox"/>
Check that showers/tubs are filled with water for test. FBC (R) 2503.5.2	<input type="checkbox"/>
Check for anti-scald tub/shower diverters. FBC (R) 2708.4 / 2609.1	<input type="checkbox"/>
Check water service control valve accessibility/location. FBC (R) 2903.9.1	<input type="checkbox"/>
Check water heater drain pan line/size and termination point. FBC (R) 2801.6.1, 2801.6.2	<input type="checkbox"/>
Check water service installation. FBC (R) 2903.7, FBC (P) 2906.4.1	<input type="checkbox"/>
Check for presence of leaks/proper materials have been installed. FBC (R) P2503	<input type="checkbox"/>
Check for accessibility of all control valves. FBC (R) 2903.9	<input type="checkbox"/>
Check for correct minimum sizing of water lines. FBC (R) 2903	<input type="checkbox"/>
Check for minimum 12-inch cover over top of water service pipe/sewer pipe. FBC (R) 2604.3	<input type="checkbox"/>



INSPECTION GUIDELINES

SEWER AND/OR RELAY-018 (RESIDENTIAL)

Plumbing

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	<input type="checkbox"/>
Check for piping/fittings of approved materials. FBC (R) 3002.2, Table 3002.3 Fittings, and Table 3002.2, Pipe	<input type="checkbox"/>
Check for approved adapters used between dissimilar materials. FBC (R) 3003.13	<input type="checkbox"/>
Check for adequate cleanouts/size/distance separation. FBC (R) 3005.2 through 3005.2.11	<input type="checkbox"/>
Check for water test of building sewer. FBC (R) 2503.4	<input type="checkbox"/>
Check that pipe is laid on firm soil bed or adequate support. FBC(R) 2604.1, FBC (R) 2605	<input type="checkbox"/>
Check for proper grade of pipes. FBC (R) 3005.3.	<input type="checkbox"/>
Check proper angle of repose for all piping installed in trenches excavated below footer/foundation. Verify work is outside of 45-degree angle plane. FBC (R) 2604.4	<input type="checkbox"/>
Check for 5 feet clearance between water and sewer lines. FBC (R) 2906.4.1	<input type="checkbox"/>
Check for minimum backfill cover over pipes. FBC (R) 2604.3	<input type="checkbox"/>
Check that no existing metallic water service piping used for electrical grounding has been replaced with non-metallic pipe or tubing until other approved means of grounding are provided. FBC (P) 601.3	<input type="checkbox"/>



INSPECTION GUIDELINES

FINAL-001 (RESIDENTIAL)

Plumbing

Check that water meter has been installed by water purveyor.	<input type="checkbox"/>
Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	<input type="checkbox"/>
Check that the number of fixtures installed is shown on approved plan.	<input type="checkbox"/>
Check for approved fixtures, defective material. FBC (R) 2701.1, Table 2701.1	<input type="checkbox"/>
Check water heater size (gallons), relief valve and line, control valve per plans. FBC (R) 2804, FBC (R) 2903.9.2	<input type="checkbox"/>
Check cleanouts for covers and accessibility. FBC (R) 3005.2.5.10/ 3005.10.1	<input type="checkbox"/>
Check hose bibs have siphon breakers. FBC (R) 2902.3	<input type="checkbox"/>
Check installation of all fixtures. FBC (R) 2705	<input type="checkbox"/>
Check for minimum fixture clearances. FBC (R) 2705.1, FBC (R) 307	<input type="checkbox"/>
Check that building drain cleanout has been brought to grade, if installed in driveway check that an approved fitting/or installed in protective box with metal cover. FBC (P) 3005.2.10.2, FBC (P) 3005.2.10	<input type="checkbox"/>



INSPECTION GUIDELINES

PRESSURE TEST-029 (RESIDENTIAL)	Gas
Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	<input type="checkbox"/>
Check for minimum pressure test. FBC (R) 2417	<input type="checkbox"/>
Check all gas piping installed under a slab is to FBC/Gas for being installed in a conduit or sleeve, vented, and sealed. FBC (R) 2415.14	<input type="checkbox"/>
Check for depth of cover. FBC (R) 2415.12	<input type="checkbox"/>
Check that approved materials are used. FBC (R) 2414	<input type="checkbox"/>
Check that gas shut off valves are accessible. FBC (R) 2420.1.3 – 2420.6	<input type="checkbox"/>
Check piping materials installed in compliance with approved plans. FBC (R) 2414	<input type="checkbox"/>
Check annular space to be sealed between pipe and sleeve. FBC (R) 2415.9	<input type="checkbox"/>



INSPECTION GUIDELINES

FINAL-001 (RESIDENTIAL)

Gas

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	<input type="checkbox"/>
Check piping has been bonded if no electrical permit. FBC (R) 2411	<input type="checkbox"/>
Check for proper make-up air. FBC (R) 2407.1	<input type="checkbox"/>
Check that gas water heater in a garage complies w/ FBC (R) 2408.1 - 2408.3	<input type="checkbox"/>
Check flue vent/cap. FBC (R) 2427.6.3	<input type="checkbox"/>
Check required slope of gas vent. FBC (R) 2427.10.7	<input type="checkbox"/>
Check that no gas valves are in concealed locations. FBC (R) 2420.1.2, FBC (R) 2420.1.3	<input type="checkbox"/>
Check that LP tanks have minimum distance required from source of ignition per NFPA 58	<input type="checkbox"/>
Check that LP tanks have minimum distance required from property line. NFPA 58	<input type="checkbox"/>
Check regulator vent opening prevents the entry of water or foreign objects. FBC (R) 2421.3	<input type="checkbox"/>



INSPECTION GUIDELINES

POOL PIPING – 021 (RESIDENTIAL)

Plumbing 010

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	<input type="checkbox"/>
Check filtering system for proper sizing per plan/engineered.	<input type="checkbox"/>
Check supply and vacuum lines have 35 pounds per square inch pressure test/approved piping material. FBC (R) 4501.12, FBC (R) Table 2906.4, FBC (R) 4501.4.1, FBC (R) 4501.4.2	<input type="checkbox"/>
Check for clean backfill. FBC (R) 2604.1/2604.3, FBC (R) 4501.4.1, FBC (R) 4501.4.2	<input type="checkbox"/>
Check for provision of back washing system per plan/engineered.	<input type="checkbox"/>
Check for proper sizing of main drain/suction line per plan/engineered.	<input type="checkbox"/>
Check final electrical & barrier inspection shall be completed before filling pool with water FBC (R) 4501.19	<input type="checkbox"/>
Check for provision of backflow protection. FBC (R) 4501.9	<input type="checkbox"/>
Check that horsepower of pumps corresponds with horsepower size shown on plans.	<input type="checkbox"/>
Check for safety cap on vacuum line. FBC (R) 4501.6.6	<input type="checkbox"/>
Check for anti-vortex cover on drain. FBC (R) 4501.6.6	<input type="checkbox"/>
Check that skimmer access cover is not covered over by patio or deck material and is flush with deck/patio for manufacturer's installation instructions. FBC (R) 4501.21.2	<input type="checkbox"/>
Check pool design is in accordance with approved plan.	<input type="checkbox"/>
Check for minimum number of returns. FBC (R) 4501.21.5	<input type="checkbox"/>



INSPECTION GUIDELINES

GROUND ROUGH-015 (COMMERCIAL)

Plumbing

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	<input type="checkbox"/>
Check for Notice of Commencement. FBC 105.8	<input type="checkbox"/>
Check building drain, branches, building sewer for proper sizing, slopes, and depth. FBC (P) 704, FBC (P) 704.1, Table 704.1 (P) 710	<input type="checkbox"/>
Check vent for proper sizing. FBC (P) Chapter 9	<input type="checkbox"/>
Check piping for proper support/strapping/sleeving/foundation clearances/and backfill material. FBC (P) 305, FBC (P) 306, FBC (P) 307, FBC (P) 308	<input type="checkbox"/>
Check sanitary is tested. FBC (P) 312	<input type="checkbox"/>
Check for approved materials or defective materials. FBC (P) 303	<input type="checkbox"/>
Check for required cleanouts/number/location/distance separation. FBC (P) 708	<input type="checkbox"/>
Check for minimum clearance of 5 feet between water and sewer lines. FBC (P) 703.1, FBC (P) 603.2	<input type="checkbox"/>
Check that all pipe openings are capped throughout the construction job.	<input type="checkbox"/>
Check for toilet facilities for workers. FBC (B) 3305.0, FBC (P) 311.1	<input type="checkbox"/>



INSPECTION GUIDELINES

ROUGH 02 (COMMERCIAL-1)

Plumbing

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	<input type="checkbox"/>
Check proper connection/spacing/flanges/floor and wall drainage connections. FBC (P) 405	<input type="checkbox"/>
Check for proper backing/support of wall hung water closets. FBC (P) 405.4.3	<input type="checkbox"/>
Check vent termination above roof has minimum horizontal projection of 10 feet from any window, door, or air intake. FBC (P) 903.5	<input type="checkbox"/>
Check vent termination above roof of 6 inches minimum. FBC (P) 903.1	<input type="checkbox"/>
Check cleanouts. FBC (P) 708	<input type="checkbox"/>
Check height above fixtures is 6 inches above flood level rim of the highest trap or trapped fixture being vented. FBC (P) 905.5	<input type="checkbox"/>
Check water heater drain pan line/size and termination point. FBC (P) 504.7.1, 504.7.2	<input type="checkbox"/>
Check that fire-stopping system complies with approved plans.	<input type="checkbox"/>
Check that approved materials are used. FBC (P) 303	<input type="checkbox"/>
Check for properly sized water service and distribution per plan/engineered.	<input type="checkbox"/>
Check for proper test of water system assembly. FBC (P) 312	<input type="checkbox"/>
Check that shower pans are approved ASTM-D 4068, ASTM-D 4551, minimum 900 square inches. FBC (P) 421.4, FBC (P) 421.5.2.1, FBC (P) 421.5.2.2	<input type="checkbox"/>
Check for proper strapping, corrosion, and damage protection. FBC (P) 305, FBC (P) 308	<input type="checkbox"/>
Check for proper slope to shower receptors. FBC (P) 421.5.2	<input type="checkbox"/>
Check that shower/tubs are filled with water for test. FBC 312	<input type="checkbox"/>



INSPECTION GUIDELINES

ROUGH 02 (COMMERCIAL-2)

Plumbing

Check water heater/other gas appliances with flue, clearance from combustible material. FBC (G) 305.8, FBC (G) 308	<input type="checkbox"/>
Check for anti-scald tub/shower diverters. FBC (P) 412.3, FBC (P) 412.4	<input type="checkbox"/>
Check water service control valve accessibility/location. FBC (P) 606.1, FBC (P) 606.2, FBC (P) 606.3	<input type="checkbox"/>
Check for presence of leaks/proper materials have been installed. FBC (P) 605.4, FBC (P) 605.5, Table 605.4 & Table 605.5	<input type="checkbox"/>
Check for accessibility of all control valves. FBC (P) 606.3	<input type="checkbox"/>
Check for correct sizing of service line per plans/engineered.	<input type="checkbox"/>
Check that no existing metallic water service piping used for electrical grounding has been replaced with non-metallic pipe or tubing until other ground means are provided if electrical permit is not obtained. FBC (P) 601.3	<input type="checkbox"/>
FL Building code ACCESSIBILITY	<input type="checkbox"/>
Water-closet fixture spacing (16-18"). Ambulatory (17-19") FBC Accessibility 604.2	<input type="checkbox"/>
Water-closet flush control location. FBC Accessibility 604.6	<input type="checkbox"/>
Backing for wall hung plumbing fixtures and drinking fountains.	<input type="checkbox"/>



INSPECTION GUIDELINES

SEWER AND/OR RELAY/WATER SERVICE- 018 (COMMERCIAL)

Plumbing

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	<input type="checkbox"/>
Check For piping of approved materials. FBC (P) Tables 702.3, 702.4	<input type="checkbox"/>
Check for approved adapters used between dissimilar materials. FBC (P) 605, FBC (P) 705, FBC (P) 706, FBC (P) 707	<input type="checkbox"/>
Check for adequate cleanouts/size/distance separation. FBC (P) 708	<input type="checkbox"/>
Check for water test of building sewer. FBC (P) 312	<input type="checkbox"/>
Check for proper grade of pipes. FBC (P) 704.1, Table 704.1	<input type="checkbox"/>
Check proper angle of repose for all piping installed in trenches excavated below footer/foundation. Verify work is outside of 45-degree angle. FBC (P) 307.5	<input type="checkbox"/>
Check for 5 feet clearance between water and sewer lines. FBC (P) 603.2	<input type="checkbox"/>
Check for minimum backfill cover over pipes. FBC (P) 306.3	<input type="checkbox"/>



INSPECTION GUIDELINES

FINAL -001 (COMMERCIAL)

Plumbing

Check that water meter has been installed by water purveyor. MDWASD or others	<input type="checkbox"/>
Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	<input type="checkbox"/>
Check that number of fixtures installed is what is shown on approved plan and stated on permit.	<input type="checkbox"/>
Check for approved fixtures, defective material, leaks. FBC (P) 303.1, FBC (P) 303.2, FBC (P) 402.1, FBC (P) 402.2	<input type="checkbox"/>
Check for water hammer or pipe vibration. FBC (P) 604.9	<input type="checkbox"/>
Check water heater size (gallons), relief valve and line, control valve per approved plan FBC (P) 504.4, FBC (P) 504.6, FBC (P) 503.1	<input type="checkbox"/>
Check cleanouts for accessibility/number. FBC (P) 708	<input type="checkbox"/>
Check backflow protection. FBC (P) 608	<input type="checkbox"/>
Check watertight joints. FBC (P) 405.6	<input type="checkbox"/>
Check for sealed opening for pipes. FBC (P) 304.4	<input type="checkbox"/>
Check for minimum fixture clearances. FBC (P) 405.3.1	<input type="checkbox"/>
Check for main control valve just outside meter box and at entry to building. FBC (P) 606.1, FBC (P) 606.2, FBC (P) 606.3	<input type="checkbox"/>
Check for permit by affidavit inspection log/paperwork. Inspections not performed by RER personnel per RER ADMN. FBC 105.14	<input type="checkbox"/>
Check well pumps and tanks used for private potable water systems. FBC (P) 614, per approved engineer plans.	<input type="checkbox"/>



INSPECTION GUIDELINES

FINAL – 001 (COMMERCIAL)

Plumbing

FL BULDING CODE ACCESSIBILITY	
Drinking fountain spout height – 36” maximum. 602.4	<input type="checkbox"/>
Drinking fountain clearances. 307.2 Advisory, 602.2	<input type="checkbox"/>
Water closet height. 604.4	<input type="checkbox"/>
Urinal maximum 17” rim height and depth 13 ½ “. 605.2	<input type="checkbox"/>
Urinal flush valve maximum 48” AFF. 308.3.1,605.4, 309	<input type="checkbox"/>
Lavatory maximum/minimum AFF. 606.3	<input type="checkbox"/>
Lavatory exposed pipe and surfaces. 606.5	<input type="checkbox"/>
Lavatory faucet. 606.4	<input type="checkbox"/>
Lavatory clearances. 606.2	<input type="checkbox"/>
Bathtub control valves. 607.5	<input type="checkbox"/>
Bathtub shower unit. 607.6	<input type="checkbox"/>
Shower stall size and clearance. 608.2	<input type="checkbox"/>
Shower seat requirements. 608.4	<input type="checkbox"/>
Shower control valves. 608.5	<input type="checkbox"/>
Showerhead. 608.6	<input type="checkbox"/>
Curb. Chapter 3/303	<input type="checkbox"/>
Sinks no higher than 34”. 606.3	<input type="checkbox"/>
Sink exposed pipe surfaces. 606.5	<input type="checkbox"/>
Knee clearance. 606.2	<input type="checkbox"/>
Sink faucet type. 606.4	<input type="checkbox"/>
Fixture clear floor space. 305	<input type="checkbox"/>



INSPECTION GUIDELINES

PRESSURE TEST - 029 (COMMERCIAL)

Gas

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	<input type="checkbox"/>
Check for length of piping section in relation to flow, BTU requirements, compliance with approved plans and sizing per approved plans.	<input type="checkbox"/>
Check all gas piping installed under a slab or in solid floors is installed in a conduit or sleeve, vented, and sealed. FGC 404.8,404.8.1,404.8.2,404.14 (.1-.2)	<input type="checkbox"/>
Check for proper clearance, depth of cover, corrosive protection. FGC 404, 308	<input type="checkbox"/>
Check that approved materials are used. FGC 403	<input type="checkbox"/>
Check that gas appliances in a garage or parking structure complies to FGC 305.3-305.5	<input type="checkbox"/>
Check that gas shut off valves are accessible. FGC 409.1.3, 409.5	<input type="checkbox"/>
Check fitting/piping in concealed locations. FGC 404.5	<input type="checkbox"/>
Check above ground outdoor piping/sleeving. FGC 404.9	<input type="checkbox"/>
Check that pressure gauge reads correctly and is not broken.	<input type="checkbox"/>
Check that non-metallic gas piping has a tracer. FGC 404.17.3	<input type="checkbox"/>



INSPECTION GUIDELINES

Final-001(COMMERCIAL)	Gas
Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	<input type="checkbox"/>
Check piping has been bonded, not applicable if electrical permit obtained. FGC 309, 310	<input type="checkbox"/>
Check for proper make-up air. FBC (G) 304	<input type="checkbox"/>
Check flue/vent cap. FGC 503.6.3 through 503.6.14	<input type="checkbox"/>
Check required slope of gas vent. FGC 503.10.7	<input type="checkbox"/>
Check that no gas valves are in concealed locations. FGC 409.1.2, FGC 409.1.3	<input type="checkbox"/>
Check minimum distance from source of ignition. NFPA 58	<input type="checkbox"/>
Check minimum distance required from property lines. NFPA 58	<input type="checkbox"/>
Check regulator venting. NFPA 54, FGC 410.3	<input type="checkbox"/>
Check that appliances meet clearance requirements from combustible materials. FGC 305.8, FGC 308	<input type="checkbox"/>