



Miami-Dade County
Department of Regulatory and Economic Resources
Permitting and Inspection Center
11805 SW 26 Street
Miami, FL 33175-2474
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<http://www.miamidade.gov/economy/>

Residential* Plan Review Guidelines (*Building 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 2017 Florida Building Code (unless otherwise noted). Suffixes identify the code volume as follows:

Accessibility (Ac) - Building (BI) – Energy Conservation (Ec) - Existing (Ex) – Fuel/Gas (Gs) - Mechanical (Me) –
National Electric Code (NEC) – Plumbing (PI) – 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
Administration	Provide complete signed and sealed construction documents	101.2.1 (Re)	See A		FBC 107.1 (B)
Exterior Wall Location	Fire resistance rating/ fire separation distance	302.1 (Re)			
Room Planning requirements	Minimum dimensions, area, illumination and ventilation	303 thru 305 (Re)			<i>Refer to Table RB-1 for requirements</i>
Sanitation	Water closet, lavatory, tub or shower, kitchen area w/sink	306, 307 (Re)			
Glazing in hazardous locations	Identification and required testing	308.1, 308.3 (Re)			
	Hazardous locations	308.4, 4410.1 (Re)			4410.1 (Reserved) refer to Ch. 24
	Guards and window fall protection	312 (Re)			
	Skylight and sloped glazing	308.6, 4410.1 (Re)			
	Louvered windows/jalousies	308.2 (Re)			
Garages and carports	No opening between garage and sleeping room	302.5.1 (Re)			
	Garage to residence opening protection	302.5.1 (Re)			
	Garage-dwelling separation	302.6 (Re)			
	Non-combustible floor surface	309.1 (Re)			
	Two open sides carport, non-combustible floor & sloped floors	309.2 (Re)			
Storm shutters	Storm shutters installed in openings above the 1 st floor	4410.1(Re), 2413.6.1 (Bi)			
Egress	Emergency escape window and rescue openings	310.1 (Re)			<i>Refer to Table RB-1 for minimum size and dimensions</i>
	Window wells	310.2.3 (Re)			
	One exit door from each dwelling unit	311.2 (Re)			
	Exit door size (32" min. clear width)	311.2 (Re)			
	Exit access or hallway > 3'	311.6 (Re)			
	Minimum landing 36"	311.3 (Re)			
	Ramp slope maximum 1:12	311.8.1 (Re)			
	Handrails required for ramps exceeding a slope of 1:12	311.8.3 (Re)			
	Ramp landing min 3' x 3'	311.8.2 (Re)			

Egress (cont'd)	Minimum requirements for stairways	311.7 (Re)			Refer to Table RB-1 for minimum dimensions.
	Winders, spiral stairways	311.7.5.2.1 311.7.10.1 (Re)			
Wall Covering	Gypsum Board, in showers and water closets	4411.1 (Re) 2506, 2508, 2509 (Bi)			
	Lathing and Plastering	4411.1 (Re) 2507 (Bi)			
	Lathing and Furring for cement plaster (stucco)	4411.1 (Re) 2510 (Bi)			
	Plaster (interior, exterior, exposed aggregate)	4411.1 (Re), 2511,2512,2513 (Bi)			
	Plastics	2601 (Bi),4412.1 (Re)			

TABLE RB-1

**ROOM PLANNING REQUIREMENTS
SECTIONS 303 through 305 (Re)**

Use	Area (ft²)	Minimum Dimensions	Minimum ceiling height (non sloped)	Minimum ceiling height (sloped)*	Natural* light	Natural Ventilation
Habitable rooms	70	7'-0'	7'-0'	5'-0'*	8% floor area	4% floor area
Kitchen	70	N.A.	7'-0'	5'-0'*	8% floor area	4% floor area
Bathroom	N.A.	N.A.	6'-8'	5'-0'*	3 square feet	1 ½ square feet

(l) In any horizontal dimension

* Not more that 50% of the room required is allowed to have a sloped ceiling less than 7'-0" in height

Emergency escape and rescue opening

Section 310 (Re)

Required in every sleeping room, basements and habitable attics

Net Clear

Opening: 5.7 square feet
5.0 square feet at grade floor level
Net clear opening height: 24"
Net clear opening width: 20"
Max, sill height: 44"

Stairways

Section 311.7 (Re)

Minimum width: 3'-0"
Maximum rise: 7 ¾ "
Minimum tread: 10"
Nosing: ¾ " - 1 ¼ "
Minimum headroom: 6'-8"