



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

<http://www.miamidade.gov/economy/>

## Residential & Commercial Plan Review Guidelines (*Structural 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 (Bl) – Energy Conservation (Ec) - Existing (Ex) – Fuel/Gas (Gs) - Mechanical (Me) –  
National Electrical 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.

General Requirement	Specific Code Requirement	Code Section(s)	Dwg. No.	N.A.	Other Information
Design criteria	Structural design calculations	1605, 107.1, 107.3.5			
	Design loads on construction documents	1616, 107.3.5			
	Floor live load	1607, Table 1607.1, 1616.5			
	Roof live load	1607.12, Table 1607.1, 1616.5			
	Roof drainage	1611			
	Concentrated loads	1607.4, Table 1607.1			
	Load combinations	1605			
	Live load reduction	1607.10			
	Basic wind speed	1620.2 (BI)			
	Basic wind speed for fences	1612.2.1 (BI)			
	Wind exposure category	1620.3 (BI)			
	Wind loads on utility sheds	1620.5 (BI)			
	Sway forces in stadiums	1616.2.2			
	Volume changes	1616.4			
	Helistops/Heliports	1607.6			
	Safeguards and railings	1607.8.1			
	Partition loads	1607.14			
	Screen enclosures	1622 (BI)			
	Overturning and uplift	1621.2 (BI)			
Foundations					
	• Termite protection	1816 (BI)			
	• Bearing capacity of soils	Identify soil bearing capacity 1803, 1806			
	<ul style="list-style-type: none"> <li>• 2000 p.s.f. or less, provide statement by R.A. or P.E.</li> <li>• More than 2000 psf soil investigation required.</li> </ul>	1803.2			2000 p.s.f. or less? Y_____ N_____  If yes, refer to Form CS-1 for required statement If no, submit soil report
	Designs employing lateral bearing	1807.2.2			
	Soil improvement	1834			
	• Design Procedure	1808			
	• Footing options	Continuous wall footings	1809		
		Isolated footing	1809		
		Concrete slab on fill	1808.6.2, 1907		
	<ul style="list-style-type: none"> <li>• Special Inspector required</li> </ul>	CMDC Sec. 8-22			Identify Special Inspector, enclose Form CS-2
	Monolithic footing	1809			

	Pile foundation	1810			
	<ul style="list-style-type: none"> <li>Special Inspector required</li> </ul>	CMDC Sec. 8-22			Identify Special Inspector, enclose Form CS-2
Concrete	Reinforced concrete	1901.2, 1905, ACI 318			
	Details of reinforcement	1905, ACI 318			
	Design method	1905, ACI 318			
	Precast concrete	1905, ACI 318			
	<ul style="list-style-type: none"> <li>Special Inspector required</li> </ul>	CMDC Sec. 8-22			Identify Special Inspector, enclose Form CS-2
	Pre-stressed concrete	1905, ACI 318			
	Shotcrete	1908			
	Lightweight insulating concrete	1917 (BI)			
	<ul style="list-style-type: none"> <li>Product approval required</li> </ul>	1917.2.1 (BI)			
Aluminum	Design method	2003.1, 2003.6, 2003.7 (BI)			
	Structural aluminum decking and siding	2003.8.2 (BI)			
	Compatible and non compatible materials	Aluminum Design Manual Part 1			
Masonry	Design method	2101			
	Unreinforced masonry units, construction details	ACI 530, 2121			
	Reinforced masonry units	2122 (BI)			
	<ul style="list-style-type: none"> <li>Special Inspector required</li> </ul>	2122.2.4 (BI)			Identify Special Inspector, enclose Form CS-2
Steel	Structural steel design	2214-2219 (BI)			
	<ul style="list-style-type: none"> <li>Special Inspector required</li> </ul>	CMDC Sec. 8-22			Identify Special Inspector, enclose Form CS-2
	Cold-formed steel design/construction/standards	2222 (BI)			
	Open web steel joists design/construction/standards	2221 (BI)			
	Pre-engineered prefabricated metal buildings	2223 (BI)			
	<ul style="list-style-type: none"> <li>Product Approval required for all building envelope components</li> </ul>	1626.1			
	<ul style="list-style-type: none"> <li>Special Inspector required</li> </ul>	CMDC Sec. 8-22			Identify Special Inspector, enclose Form CS-2

Wood	Design method	2314 (BI)			
	Indicate grade/strength	2317.1.4			
	Vertical framing	2318 (BI)			
	Horizontal framing	2319 (BI)			
	Prefabricated wood trusses <ul style="list-style-type: none"> <li>Special Inspector required for erection of trusses L &gt;35' or H&gt;6'</li> </ul>	CMDC 8-22			Identify Special Inspector, enclose Form CS-2
	Anchorage	2321 (BI)			
	Sheathing	2322 (BI)			
	Connectors	2324 (BI)			
	Wood supporting masonry	2325 (BI)			
	Decay and termite protection	2326 (BI)			
	Fire retardant treated wood	2303.2			
	Wood fences	2328 (BI)			
	Wood shakes and shingles	1518.10			
	Wood blocking	2330 (BI)			
Glass and Glazing	Exterior wall cladding design criteria	2410.2 (BI)			
	Windows, doors, glass and glazing	2411 (BI)			
	Curtain walls	2414 (BI)			
	Structural glazing system <ul style="list-style-type: none"> <li>Special Inspector required</li> </ul>	2415 (BI) 2415.7.2 (BI)			Identify Special Inspector, enclose Form CS-2
Threshold Buildings	Criteria	F.S. 553.70 (12)			Refer to form CS-3 for criteria
	Submit inspection plan Threshold Inspector required	F.S. 553.79(5)(a)			Threshold building Yes ___ No ___ If yes: Identify Threshold Inspector, enclose form CS-4

## **PRESUMPTIVE SOIL BEARING CAPACITY STATEMENT FORM CS-1**

Presumed soil bearing capacity of not more than 2000 pounds per square feet may be accepted without a supporting geotechnical investigation and report provided that a soil statement on the construction documents signed and sealed by a professional engineer or registered architect indicates the following:

- Site location
- Description of the soil conditions personally observed by the professional signing the statement (e.g. undisturbed sand)
- Presumed soil bearing capacity (2000 psf or less)

**MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES  
 NOTICE TO MIAMI-DADE COUNTY BUILDING OFFICIAL OF EMPLOYMENT AS SPECIAL INSPECTOR  
 FORM CS-2**

I (We) have been retained by \_\_\_\_\_ to perform special inspector services under the Florida Building Code at the \_\_\_\_\_ project on the below listed structures as of \_\_\_\_\_ (date). I am a registered architect or professional engineer licensed in the State of Florida.

**PROCESS NUMBERS:** \_\_\_\_\_

- SPECIAL INSPECTOR FOR PILING, FBC CMDC Section 8-22
- SPECIAL INSPECTOR FOR TRUSSES OVER 35FT LONG OR 6FT HIGH CMDC Section 8-22
- SPECIAL INSPECTOR FOR REINFORCED MASONRY, FBC 2122.2.4
- SPECIAL INSPECTOR FOR STEEL CONNECTIONS, CMDC Section 8-22
- SPECIAL INSPECTOR FOR SOIL COMPACTION, FBC CMDC Section 8-22
- SPECIAL INSPECTOR FOR PRECAST UNITS & ATTACHMENTS, FBC CMDC Section 8-22  
 (For tilt-up walls systems, inspect reinforcement as well)
- SPECIAL INSPECTOR FOR CURTAIN WALLS, FBC 2415.7.2
- SPECIAL INSPECTOR FOR STRUCTURAL GLAZING, FBC 2415.7.2
- SPECIAL INSPECTOR FOR LIGHTWEIGHT INSULATING CONCRETE, FBC 1917.2
- SPECIAL INSPECTOR FOR \_\_\_\_\_

**Note: Only the marked boxes apply.**

The following individual(s) employed by this firm or me are authorized representatives to perform inspection \*

1. \_\_\_\_\_ 2. \_\_\_\_\_  
 3. \_\_\_\_\_ 4. \_\_\_\_\_

*\*Special Inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as building inspector or general contractor.*

I (We) will notify the Miami-Dade County Building Official of any changes regarding authorized personnel performing inspection services.

I (We) understand that a Special Inspector inspection log for each building must be displayed in a convenient location on the site for reference by the Miami-Dade County Building Inspector. All mandatory inspections, as required by the Florida Building Code, must be performed by the County. The County building inspections must be called for on all mandatory inspections. *Inspections performed by the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the Department.* Further, upon completion of the work under each Building Permit, I will submit to the Building Inspector at the time of final inspection the completed inspection log form and a sealed statement indicating that to the best of my knowledge, belief and professional judgment those portions of the project outlined above meet the intent of the Florida Building Code and are in substantial accordance with the approved plans.

**Engineer/Architect  
 Name \_\_\_\_\_  
 (PRINT)  
 Address \_\_\_\_\_**

\_\_\_\_\_  
**Signed and Sealed**

Date \_\_\_\_\_

Phone No. \_\_\_\_\_

## THRESHOLD BUILDING CRITERIA FORM CS-3

In accordance with Florida Statutes a Threshold Building means any building which:

a. It's greater than 3 stories **or** 50 ft. in height

**or**

b. Has an Assembly Occupancy as defined in the Florida Building code which exceeds 5,000 s.f. in area **and** has an occupant content of more than 500 persons.

**THRESHOLD BUILDING AFFIDAVIT  
FORM CS-4**

I, we \_\_\_\_\_ the owner(s) of

\_\_\_\_\_  
(project)

have retained \_\_\_\_\_ as special inspector for this project located at

\_\_\_\_\_  
(address)

I will notify Miami-Dade County of any changes regarding the retention of the special inspector on this project.

I, we \_\_\_\_\_ the special inspector, duly registered by the State of Florida, Registration Number \_\_\_\_\_ hereby certify that I am competent to perform structural inspections on threshold buildings and I or my authorized representative will be present to inspect all structural components on this project.

*The Threshold (Special) Inspector shall be responsible to the Building Official and shall perform the inspections in accordance with the approved structural inspection plan and the permitted documents. Permitted documents include drawings by the professional or record and by delegated professionals. Failure to comply with the requirements of F.S. 553.79 may result in Threshold Inspector removal from the job by the Building Official. Threshold Inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Threshold Building Inspector. The qualifications shall include licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as building inspector or general contractor.*

**Authorized Representatives**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Owner**

\_\_\_\_\_  
**Special Inspector**

SWORN TO AND SUBSCRIBED before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

**My Commission Expires:**

\_\_\_\_\_  
Notary Public, State of Florida