



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 2020 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 | 1514.4.2 & 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 | 1616.2.1 | | | |
| | 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"> • 2000 p.s.f. or less, provide statement by R.A. or P.E. • More than 2000 psf soil investigation required. | 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 | 1803.5.8 | | | |
| | • 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"> • Special Inspector required | CMDC Sec. 8-22 | | | Identify Special Inspector, enclose Form CS-2 |
| | Monolithic footing | 1809 | | | |

| General Requirement | Specific Code Requirement | Code Section(s) | Dwg. No. | N.A. | Other Information |
|---------------------|--|-------------------------------|----------|------|---|
| | Pile foundation | 1810 | | | |
| | <ul style="list-style-type: none"> Special Inspector required | 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"> Special Inspector required | CMDC Sec. 8-22(3) | | | 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"> Product approval required | 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"> Special Inspector required | 2122.2.4 (BI) | | | Identify Special Inspector, enclose Form CS-2 |
| Steel | Structural steel design | 2214-2219 (BI) | | | |
| | <ul style="list-style-type: none"> Special Inspector required | 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"> Product Approval required for all building envelope components | 1626.1 | | | |
| | <ul style="list-style-type: none"> Special Inspector required | CMDC Sec. 8-22 | | | Identify Special Inspector, enclose Form CS-2 |

| General Requirement | Specific Code Requirement | Code Section(s) | Dwg. No. | N.A. | Other Information |
|---------------------|--|----------------------------|----------|------|---|
| Wood | Design method | 2314 (BI) | | | |
| | Indicate size, spacing, species and grade. | 2317.1.4 | | | |
| | Vertical framing | 2318 (BI) | | | |
| | Horizontal framing | 2319 (BI) | | | |
| | Prefabricated wood trusses <ul style="list-style-type: none"> Special Inspector required for erection of trusses L >35' or H>6' | 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"> Special Inspector required | 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