



Miami-Dade County
Department of Regulatory and Economic Resources
Permitting and Inspection Center
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<http://www.miamidade.gov/economy/>

Commercial 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 2023 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.

General Requirement	Specific Code Requirement	Code Section(s)	Dwg. No.	N.A.	Other Information
Administration	Provide complete signed and sealed construction documents	107.1 (BI)			
Occupancy Classification	Identify building occupancy				
	Single occupancy	302.1 (BI)			
	Mixed occupancy	508.1 (BI)			
	Incidental uses	509 (BI)			
	Accessory occupancies	508.2 (BI)			
General Building Limitations	Type of Construction based on allowable building heights and areas per occupancy for type of construction (See also area & height modifications, constructions, buildings of unlimited area mixes uses & special provisions) Area modifications	503, 504 & 506 (BI) Table 504.3 Table 504.4 Table 506.2			
	Types of construction	602 (BI)			
	Non-separated Occupancies	508.3 (BI)			Yes No
	Allowable height & area increases	504, 506 (BI)			
	Minimum type of construction permitted	508.3.2 (BI)			
	Separated Occupancies	508.4 (BI)			Yes No
	Allowable height and area increases	504, 506 (BI)			
	Allowable building height; area separated occupancies	508.4.2 & 508.4.3 (BI)			
Mezzanines	Area limitation	505.2.1 (BI)			
	Egress	505.2.2 (BI)			
	Openness	505.2.3 (BI)			
	Equipment Platforms	505.3 (BI)			
Buildings of unlimited area	Non sprinklered, one story	507.3 (BI)			
	Sprinklered, one story	507.4 (BI)			
	Reduced open space	507.2.1 (BI)			
	Group A-3 building	507.6 & 507.7 (BI)			
	High-hazard occupancies	507.8, 507.9 (BI)			
	Aircraft paint hangar	507.10 (BI)			
	Group E building	507.11 (B)			
Special Provisions	Special conditions that modify allowable height and areas	510 (BI)			
Special requirements based on use and occupancy		401 (BI)			
• Covered Malls	Open Space	402.1.1 (BI)			
	Egress	402.8			
	Security Grilles	402.8.8 (BI)			
	Mall width	402.8.1 (BI)			
	Area & types of construction	402.4.1 (BI)			
	Fire separations	402.4.2 (BI)			

	Smoke control	402.7.2 (BI)			
	Kiosk requirements	402.6.2 (BI)			
	Play Structures	402.6.3			
	Emergency voice/alarm	402.7.4 (BI)			
• High Rise Buildings	Fire-resistance rating reduction	403.2.1 (BI)			
	Automatic sprinkler system	403.3 (BI)			
Special requirements based on occupancy (cont'd)	Emergency systems	403.4 (BI)			
	Means of Egress and evacuation	403.5 (BI)			
	Elevators	403.6 (BI)			
• Atriums		(404)			
	Atrium use	404.2 (BI)			
	Smoke control	404.5, 404.7 (BI)			
	Enclosure	404.6 (BI)			
	Automatic sprinkler protection	404.3 (BI)			
	Interior finish	404.8 (BI)			
	Travel distance	404.9 (BI)			
• Other special occupancies					
	Underground structures	405 (BI)			
	Motor vehicle related occupancies	406			
	Group I – 2	407 (BI)			
	Group I – 3	408 (BI)			
	Motion picture projection rooms	409 (BI)			
	Stage, platforms and technical production areas	410 (BI)			
	Special amusement buildings	411 (BI)			
	Aircraft-related occupancies	412 (BI)			
	Combustible storage	413 (BI)			
	Hazardous materials	414 (BI)			
	Groups H-1, H-2, H-3, H-4, H-5	415 (BI)			
	Application of flammable finish	416 (BI)			
	Drying rooms	417 (BI)			
	Organic coatings manufacturing	418 (BI)			
	Live/Work Units	508.5			
	Artificial Decorative Vegetation	419 (BI)			
	Groups I-1, R-1, R-2, R-3, R-4	420 (BI)			
	Hydrogen fuel gas rooms	421 (BI)			
	Ambulatory Care Facilities	422 (BI)			
	Storm Shelter	423 (BI)			
	Play Structures	424 (BI)			
	Hyperbaric Facilities	425 (BI)			
	Combustible dusts, grain processing and storage	426 (BI)			
	Hospitals	449 (BI)			
	Nursing Homes	450 (BI)			
	Ambulatory Surgical Center	451 (BI)			

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	Birthng Centers	452 (BI)			State req.'s for Education facilities 453
	Swimming Pools and Bathing Places (Public & Private)	454 (BI)			
	Public Lodging Establishments	455 (BI)			
	Public Food Service Establishment	456 (BI)			
	Mental Health Programs	457 (BI)			
	Manufactured Buildings	458 (BI) 459-469			See attached last page
Fire Protection	Identify construction type	602 (BI)			Type
• Combustibility	Identify non-combustible elements as needed for the construction type	602.2 thru 602.5, and 603 (BI)			Non-combustible? Yes (Y) or No (N)
	• Exterior wall				Y _____ N _____
	• Interior walls				Y _____ N _____
	• Structural frame				Y _____ N _____
	• Floor construction				Y _____ N _____
	• Roof construction				Y _____ N _____
• Fire Rating	Identify fire rating	Table 601 (BI) Table 705.5 (BI)			Indicate the rating R in hours, and fire distance separation D in ft. when applicable
	• Primary Structural frame				R _____ h
	• Interior bearing walls				R _____ h
	• Interior nonbearing walls				R _____ h
	• Floor construction				R _____ h
	• Roof construction				R _____ h
	• Exterior bearing walls	Table 705.5 (BI)			
	North				R _____ h D _____ ft.
	South				R _____ h D _____ ft.
	East				R _____ h D _____ ft.
	West				R _____ h D _____ ft.
	• Exterior nonbearing walls				
	North				R _____ h D _____ ft.
	South				R _____ h D _____ ft.
	East				R _____ h D _____ ft.
	West				R _____ h D _____ ft.
• Exterior walls	Identify required fire rated protection and area limitation of ducts and air transfer opening.	705.10 (BI) 717 (BI)			
	Vertical separation of openings, Vertical Exposure	705.8.5(BI) 705.8.6 (BI)			
	Required parapets	705.11 (BI)			
• Fire barriers	Shaft Enclosure	707.3.1,713.4 (BI)			
	Interior Exit stairways and ramps	707.3.2 (BI)			
	Enclosures for exit access stairways	707.3.3 (BI)			
	Exit passageway	707.3.4 (BI)			

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	Horizontal exits/atrium	707.3.5/707.3.6 (BI)			
	Incidental use areas	707.3.7 (BI)			
	Occupancies Control area	707.3.8 (B)			
	Fire areas in single occupancies	707.3.10 (BI)			
• Shafts	Enclosures	713 (BI)			
	Construction fire rating	713.2 (BI)			
Other fire resistant construction	Fire walls	706 (BI)			Fire barriers 707
	Fire partitions	708 (BI)			
	Smoke barriers	709 (BI)			
	Smoke partitions	710 (BI)			
	Penetrations	714 (BI)			
	Joints & Voids	715 (BI)			
	Opening protectives	716 (BI)			
	Concealed spaces	718 (BI)			
	Thermal and sound insulating materials	720 (BI)			
Fire Resistivity					
	Prescriptive	721 (BI)			
	Calculated	722 (BI)			
Interior finishes	Flame spread & smoke developed indexes	803.1.1 (BI)			
	Interior wall and ceiling finish requirement by occupancy	803.1.1 (BI), Table 803.11 (BI)			
	Interior Floor finish	804 (BI)			
	Combustible Materials in Type I and II Construction	805 (BI)			
	Decorative materials and trim	806 (BI)			

Means of Egress	Indicate occupant load	1004 and Table 1004.5 (BI)			Occupant load _____
	Egress width (in./occupant) • Stairways • Corridors • Other egress components	1005, 1011.2,1020.2, 1021 (BI)			Refer to form CB-5 for calculation worksheet.
	Number of Exits & Exit configuration	1007 (BI)			
	Exit signs	1013 (BI)			
	Illumination	1008,1025 (BI)			
	Guards	1015 (BI)			
	Accessible means of egress	1009 (BI)			
	Doors	1010.1 (BI)			
	Special door/gates/turnstiles	1010.3, 1010.4, 1010.5 (BI)			
	Door landings, thresholds, arrangements	1010.1.5, 1010.1.6, 1010.1.7 (BI)			

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	Door operation	1010.2 (BI)			
	Stairways	1011 (BI)			
	Handrails	1014 (BI)			
	Ladders as means of egress	1011.16 (BI)			
	Ramps	1012 (BI)			
	Egress through intervening spaces	1016.2 (BI)			
	Common path of egress travel & Exit access travel distance	Tables 1006.2.1, 1006.3.2, 1006.3.3 (1), 1006.3.3 (2) Table 1017.2 (BI)			
	Aisles	1018 (BI)			
	Exit access stairways and ramps	1019 (BI)			
	Corridors/Egress balconies	1020,1021 (BI)			
	Dead Ends	1020.5 (BI)			
	Air Movement in Corridors	1020.6 (BI)			
	Interior exit stairways and ramps	1023 (BI)			
	Horizontal exits	1026 (BI)			
	Exterior exit stairways & Ramps	1027 (BI)			
	Exit Discharge	1028 (BI)			
Means of Egress by Occupancy					
	Assembly	1029 (BI)			
	Emergency escape and rescue	1030 (BI)			
Accessibility					
• New Construction					
	Areas not required to be accessible				
	• Applicability and general exception	201, 203 (Ac)			
	• Building Levels	204-243 (Ac)			
• Existing Buildings					
	Removal of architectural barriers	101.2, 202.6 (Ac)			
	Change of occupancy	Section 1006 (Ex), 605 (Ex)			
	Repairs, alterations and additions	605, 705, 806, 906 (Ex) 1105 202 (Ac)			
	Alterations affecting primary function areas/Accessible route	202.4 (Ac)			
	Historic Buildings	202.5 (Ac)			
	Areas not required to be accessible				
	• Building areas	203 (Ac)			
	• Building levels	203 (Ac)			
	• Dwelling and sleeping units	203.8, 202.4 Exc. 1			
	• Structural Impracticability	203.15 (Ac)			
	• Disproportionate Cost	202.4.1 (Ac)			

	Ramps	405.2 (Ac) Ex. & Table 405.2			
Facility Access					
Exterior accessible route	Required exterior accessible route	206.2.1, 206.2.2 (Ac)			
	Site accessible route criteria and location				
	Changes in level	303 (AC)			
	Protruding objects	307 (AC)			
	Curb Ramps	406 (AC)			
	Curb Ramps Exceptions (in alterations)	406.4 (AC)			
<i>Accessibility</i> Facility Access <i>Exterior Accessible Route (cont'd)</i>	Parking spaces location, number and criteria	208.1, 208.2, 208.3, 502 (Ac)			
	Passenger loading zone	209, 503 (Ac)			
Accessible entrances	Criteria	206, 402, 403 (Ac)			
Accessible means of egress	Criteria	207, 1009 (BI)			
	Areas of refuge/area of rescue assistance	1007.6, 1007.7, & 1009 (IBC) 207 (Ac)			
Interior accessible routes	Required interior accessible route	206.2.3-206.7.6 (Ac)			
	Design criteria	402, 403, 404, 405, 406, 407, 408, 409 & 410 (Ac)			
Doors & Gates	Clear width	404.2.3 (Ac)			
	Direction of swing, separation, access	1010.1.2, 1010.1.8 (BI)			
	Hardware, closing speed, opening force, automatic & power assisted	404.2.7, 404.2.8, 404.2.9, 404.3 (Ac)			
	Door maneuvering clearances	404.2.4 (AC)			
	Threshold	404.2.5, 404.3.3 (Ac)			
	Change in level	303 & 403.4 (Ac)			
	Protruding objects	307 (Ac)			
Signage	Required signage	216 & 703 (Ac)			

Accessibility (cont'd)					
• Ramps	Definition	106.5 (Ac)			
	Slope, rise, width, exception	405.2, 405.5, 405.6, 406, 405.1 Exc. (Ac)			
	Landings	405.7 (Ac)			
	Handrails, guardrails	405.8 (Ac), 1012 (Bl), 1015 (Bl)			
	Edge protection	405.9 (Ac)			
	Cross slope, surfaces, wet conditions	405.3, 405.4, 405.10 (Ac)			
• Platform Lifts	Criteria	206.7, 410 (Ac)			
• Elevators	Criteria	206.6, 407, 408, 409 (Ac)			
• Stairs	Where required	210 (Ac)			
	Treads, risers, nosing	504.2, 504.3, 504.5 (Ac)			
	Handrails	505 (Ac)			
	Wet conditions	504.7 (Ac)			
	Stairway width	1011.2 (Bl)			
• Features and facilities	Storage & Self-service storage facilities	225.2, 225.3 (Ac)			
	Controls and operating mechanisms	309 (Ac)			
	Fire Alarm systems	215 & 702 (Ac)			
	Detectable warnings	406.8, 705 (Ac)			
	Building signage	216 & 703 (Ac)			
	Telephones	217 & 704 (Ac)			
	Dining surfaces and work surfaces	226 & 902 (Ac)			
Accessibility	Assembly areas	221, 802 (Ac)			
• Features and facilities (cont'd)					
	Automated Teller Machines	220, 707 & 811 (Ac)			
	Dressing, fitting and locker rooms	222 & 803 (Ac)			
	Sales and Service Counters	227.3 & 904.4 (Ac)			
	Checkout aisles	227.2 & 904.3 (Ac)			
• Sanitary Facilities (other than within dwelling units and sleeping rooms)					
	Toilet and bathing rooms	213 & 603 (Ac)			
	• Unisex toilet and bathing rooms	213.2.1 (Ac)			
	• Water closets	213.3.2, 604.1 (Ac)			
	• Toilet compartments	604.8 (Ac)			
	• Toilet rooms	603 (Ac)			

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	• Urinals	605 (Ac)			
	• Lavatories and mirrors	603.3 & 606 (Ac)			
	• Bathtubs	607 (Ac)			
	• Showers	608 (Ac)			
	Drinking Fountains	211, 602 (Ac)			
	Grab bars	609 (Ac)			
	Sinks	606 (Ac)			
• Special Occupancies					
• Assembly					
	• Assistive Listening systems	221, 706 (Ac)			
	• Wheelchair spaces	221.2.1.1, 308, 221.2.2, 221.2.3, 221.5, 221.6, 221.7, 221.8, 221.9 & 802 (Ac)			
	• Companion seats/designated aisle seats	221.3 & 221.4 (Ac)			
	• Performance areas	221.7 (Ac)			
	• Dining areas	226 & 902 (Ac)			
	• Restaurants and cafeterias	226 & 902 (Ac)			
	• Medical care and long-term care facilities	223 & 805 (Ac)			
	• Business and Mercantile	227 (Ac)			
	• Libraries	225.2.2 (Ac)			
	• Transient Lodging, Guest Rooms	224 & 806 (Ac)			See also transient lodging
	• Transportation facilities	218 & 810 (Ac)			
	• Residential Facilities	233 & 809 (Ac)			
	• Amusement Rides	234 & 1002 (Ac)			

Interior Environment	Ventilation	1203 (BI)			
	Lighting	1205 (BI)			
	Yards or courts	1206 (BI)			
	Sound Transmission	1207 (BI)			
	Interior space dimensions	1208 (BI)			
	Access to unoccupied spaces	1209 (BI)			
	Toilet and Bathroom – Finish materials	1210 (BI)			
Nonstructural Materials	Glass and Glazing				
	• Sloped glazing and skylights	2405 (BI) Excluding 2405.5			
	• Safety glazing	2406 (BI)			
	• Glass veneer	2412 (BI)			
	• Storm shutters / External Protective Devices	2413 (BI)			
	• Curtain Walls	2414 (BI)			
	• Structural glazing systems	2415 (BI)			
	Gypsum Board and Plaster				
	• Gypsum board in showers and water closets	2509 (BI)			
	• Lathing and furring for cement plaster (stucco)	2510 (BI)			
	• Interior plaster	2511 (BI)			
	• Exterior plaster	2512 (BI)			
	• Asbestos-removal, storage prohibition	105.3.6, 105.9, 311.3 & 462 (BI)			
Special Devices and Conditions	Special Construction				
	• Membrane structures	3102 (BI)			
	• Awnings and canopies/Marquees	3105, 3106 (BI)			
	• Telecommunication and Broadcast towers	3108 (BI)			
	• Structures seaward of coastal construction line	3109 (BI)			
	• Automatic Vehicular Gates	3110 (BI)			
	• Solar Energy Systems	3111 (BI)			
	• Ext. elevated flooring systems	3115 (BI)			

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