



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

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

Residential* Plan Review Guidelines

(Mechanical 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 (Bl) – Energy Conservation (Ec) - Existing (Ex) – Fuel/Gas (Gs) –
Mechanical (Me) – National Electric Code (NEC) - Plumbing (Pl) – Residential (Re)

****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
Energy Conservation Code	Residential buildings	R101.4 (Ec)			
	Compliance	R401.2 (Ec)			
	Existing buildings	R Chapter 5 (Ec)			
	Exempt buildings	R101.4.2 (Ec)			
	Information on construction documents	R103.2			
	Building thermal envelope depiction	R103.2.1			
	Systems	Section 403 (Ec)			
	Fenestrations	R303.1.3,R402.3, R405.5.3			
	Walls	R402.2			
	Doors	R402.3.2 (Ec), R405.5.3 (Ec)			
	Ceilings	R402.2.1,R402.2, R402.2.3 (Ec), R402.2.6 (Ec), R405.2.1 (Ec)			
	Floors	R402.2.8 (Ec)			
	Air leakage	R402.4 (Ec)			
	Space cooling & heating systems	R403.7 (Ec)			
	Ventilation systems	R403.6 (Ec)			
	Air distribution systems	R403.3 (Ec)			
	Piping	R403.4 (Ec)			
	Water heating systems	R403.5 (Ec)			
Chimneys and Fireplaces	Listed, labeled, installation	R1001-1006 (Re)			
Mechanical Systems	Appliance labeling, access, installation	R1303-1308 (Re)			
Heating and Cooling Equipment	Sizing of heating and cooling equipment	M1401.3(Re)			
	Requirements specific by equipment	M1402-1415 (Re)			
Exhaust Systems		Chapter 15 (Re)			
Duct Systems	Design and construction	M1601 (Re)			
	Return air	M1602 (Re)			
Combustion Air	Supply, prohibited sources, opening area	G2406, G2407			
	All air from inside the building	G2407.5			
	All air from outdoors	G2407.6			
Chimneys and Vents	General requirements	M 1801 (Re)			
	Components	M 1802 (Re)			
	Connectors	M 1803 (Re)			
	Masonry and factory built chimneys	M 1805 (Re)			

Special Fuel Burning Equipment		Chapter 19 (Re)			
Boilers/Water Heaters		Chapter 20 (Re)			
Hydronic Piping		Chapter 21 (Re)			
Special Piping		Chapter 22 (Re)			
Solar Systems		Chapter 23 (Re)			