



Miami-Dade County
Department of Regulatory and Economic Resources
Permitting and Inspection Center
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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 2010 Florida Building Code (unless otherwise noted). Suffixes identify the code volume as follows:
 - Accessibility (Ac) - Building (B) - Energy Conservation (Ec) - Existing (Ex) - Fuel/Gas (Gs) - Mechanical (Me) - National Electric 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
Administration	Provide complete signed and sealed construction documents	107.1 (BI)			
Occupancy Classification	Identify building occupancy				
	Single occupancy	302.1 (BI)			
	Mixed occupancy	508.3(BI)			
	Incidental use areas	508.2.5 (BI)			
	Accessory occupancies	508.2 (BI)			
General Building Limitations	Area modifications	506 (BI)			Yes ___ No ___ If yes, refer to form CB-1 for calculations worksheet
	Minimum type of construction	602.1.1 (BI)			
	Non-separated Occupancies	508.3 (BI)			Yes ___ No ___
	Allowable height & area increases	504, 506 (BI)			
	Minimum type of construction permitted	TABLE 503 (BI)			Construction Type Refer to form CB-2 for calculation worksheet
	Separated Occupancies	508.4 (BI)			Yes ___ No ___
	Allowable height and area increases	504, 506 (BI)			
	Minimum type of construction permitted	TABLE 503 (BI)			Construction Type Refer to form CB-3 for calculation worksheet
Mezzanines	Area limitation	505.2(BI)			
	Egress	505.3 (BI)			
	Openness	505.4 (BI)			
	Equipment Platforms	505.5 (BI)			
Buildings of unlimited area	Sprinkled, one story	507.3(BI)			
	Reduced open space	507.5 (BI)			
	Group A-3 building	507.6 (BI)			
	High-hazard use groups	507.8 (BI)			
	Aircraft paint hangar	507.9 (BI)			
	Group E building	507.10 (B)			
	One story Group A without stage	507.6, 507.7 (BI)			
Special Provisions	Special conditions that modify allowable height and areas	509 (BI)			
Special requirements based on occupancy					
• Covered Malls	Egress	401 (BI)			
	Security Grilles	402.4			
	Mall width	402.13 (BI)			
	Unlimited area	402.5 (BI)			
	Fire separations	402.6 (BI)			
	Smoke control	402.7 (BI)			
	Kiosk requirements	402.10 (BI)			
	Emergency voice/alarm	402.11 (BI)			
• Covered Malls (cont'd)		402.15 (BI)			
Special requirements based on occupancy (cont'd)					
• High Rise Buildings	Fire-resistance rating reduction	403.2.1 (BI)			

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	Automatic fire detection	403.3 (B)		
	Emergency voice/alarm systems	403.4 (B)		
	Standby systems	403.4.7 (B)		
	Emergency power systems	403.4B (B)		
	Stairway doors	403.5.3 (B)		
		(404)		
• Atriums	Atrium use	404.2 (B)		
	Smoke control	404.5, 404.7 (B)		
	Enclosure	404.6 (B)		
	Automatic fire detection	404.3 (B)		
	Interior finish	404.8 (B)		
	Travel distance	404.9 (B)		
• Other special occupancies				
	Underground structures	405 (B)		
	Motor vehicle related occupancies	406		
	Group 1 – 2	407 (B)		
	Group 1 – 3	408 (B)		
	Motion picture projection rooms	409 (B)		
	Stages and platforms	410 (B)		
	Special amusement buildings	411 (B)		
	Aircraft-related occupancies	412 (B)		
	Combustible storage	413 (B)		
	Hazardous materials	414 (B)		
	Groups H-1, H-2, H-3, H-4, H-5	415 (B)		
	Application of flammable finish	416 (B)		
	Drying rooms	417 (B)		
	Organic coatings manufacturing	418 (B)		
	Hospitals	419 (B)		
	Nursing Homes	420 (B)		
	Pools	424 (B)		
	Public Lodge	425 (B)		
	Restaurants	426 (B)		
	Manufactured Buildings	428 (B)		
	Identify construction type	602 (B)		Type _____
Fire Protection	Identify non-combustible elements as needed for the construction type	602.2 thru 602.5, and 603 (B)		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 (B)		Indicate the rating R in hours, and fire distance separation D in ft. when applicable
	• Structural frame			R _____ h
	• Interior bearing walls			R _____ h
	• Interior non bearing walls			R _____ h
	• Floor construction			R _____ h

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	<ul style="list-style-type: none"> Roof construction Exterior bearing walls 	Table 602 (B1)			R ___ h
		North			R ___ h D ___ ft.
		South			R ___ h D ___ ft.
		East			R ___ h D ___ ft.
		West			R ___ h D ___ ft.
	<ul style="list-style-type: none"> Exterior non-bearing walls 				
		North			R ___ h D ___ ft.
		South			R ___ h D ___ ft.
		East			R ___ h D ___ ft.
		West			R ___ h D ___ ft.
<ul style="list-style-type: none"> Exterior walls 	Identify required fire rated protection and area limitation of ducts and air transfer opening.	705.10 (B1) 716 (B1)			
	Vertical separation of openings, Vertical Exposure	705.8.5(B1) 705.8.6 (B1)			
	Required parapets	705.11 (B1)			
<ul style="list-style-type: none"> Fire barriers 	Exit enclosures	707.3.1 (B1)			
	Horizontal exits/atrium	707.3.4, 707.3.5 (B1)			
	Incidental use areas	707.3.6 (B1)			
	Mixed occupancies fire area separations	707.3.8 (B1)			
<ul style="list-style-type: none"> Shafts 	Exceptions	708.2 (B1)			
	Construction	708.3 – 708.14 (B1)			
Other fire resistant construction	Fire walls	706 (B1)			
	Fire partitions	709 (B1)			
	Smoke barriers	710 (B1)			
	Penetrations	713 (B1)			
	Fire resistant joint systems	714 (B1)			
	Opening protective	715 (B1)			
	Concealed spaces	717 (B1)			
	Thermal and sound insulating materials	719 (B1)			
Fire Resistivity					
	Prescriptive	720 (B1)			
	Calculated	721 (B1)			
Interior finishes	Smoke development	803.1.1 (B1)			
	Flame spread	803.1.1 (B1)			
	Floor finish	804 (B1)			
	Decorations and trim	806 (B1)			
Combustible Materials in Type I and II Construction		805(B1)			

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Means of Egress	Indicate occupant load	1004 and Table 1004.1.1 (BI)			Occupant load Refer to form CB-4 for calculation worksheet
	Egress width (in./occupant) • Stairways • Other egress components	1005, 1009.1 and Table 1005.1 (BI)			Refer to form CB-5 for calculation worksheet.
	Number of Exits	1015 (BI) 1021 (BI)			Refer to form CB-6 for calculation worksheet.
	Exit signs	1006.3, 1011 (BI)			
	Illumination	1006.1 (BI)			
	Guards	1013 (BI)			
	Accessible means of egress	1007.1 (BI)			
	Doors	1008.1 (BI)			
	Special door/gates/turnstiles	1008.1.4 (BI)			
	Door landings, thresholds, arrangements	1008.1.5 (BI) 1008.1.6 (BI) 1008.1.7 (BI) 1008.1.8 (BI)			
	Door operation	1008.1.9 (BI)			
	Stairways	1009 (BI)			
	Handrails	1012 (BI)			
	Roof access	1009.13 (BI)			
	Ramps	1010 (BI)			
Exit Access		1014 (BI)			
	Egress through intervening spaces	1014.2 (BI)			
	Common path of egress travel	1014.3, 1016 Table 1016.1 (BI)			
	Aisles	1017 (BI)			
	Corridors/Egress balconies	1018, 1019 (BI)			
	Air movement in corridors	1018.5 (BI)			
Exits/Exit Discharge		1020, 1027 (BI)			
	Exits/Exit Doors	1021 (BI)			
	Interior exit stairways	1022.1			
	Horizontal exits	1025 (BI)			
	Exterior exit stairways & Ramps	1026 (BI)			
	Exit Discharge	1027 (BI)			
Means of Egress by Occupancy					
	Assembly	1028 (BI)			
	Business	1030 (BI)			
	Educational	1031 (BI)			
	Factory-Industrial	1032 (BI)			
	Institutional	1033 (BI)			

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<i>Other Means of Egress (cont'd)</i>	Mercantile	1034 (Bi)			
	Residential	1035 (Bi)			
	Storage	1036 (Bi)			
	Day care	1037 (Bi)			
	Emergency escape and rescue Equipment rooms	1029 (Bi) 1038 (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 906 (Ex)			
	Alterations and additions	505, 605, 706, 806, 906 (Ex) 1005 202 (Ac)			
	Primary function area/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			
	• Technically infeasible	203.15 (Ac)			
	• Cost disproportionality	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	206.2, 402 (Ac)			
	• Changes in level	303 (Ac)			
	• Protruding objects	204 (Ac)			
	Curb ramps	406 (Ac)			
	• Exceptions	406.4 Ex (Ac)			

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<p>Accessibility</p> <ul style="list-style-type: none"> Facility Access <p>Exterior Accessible Route (cont'd)</p>	<ul style="list-style-type: none"> Parking spaces location, number and criteria 	208.1, 208.2, 208.3, 502 (Ac)			
<ul style="list-style-type: none"> Accessible entrances 	<ul style="list-style-type: none"> Passenger loading zone 	209, 503 (Ac)			
<ul style="list-style-type: none"> Accessible means of egress 	Criteria	206, 402, 403 (Ac)			
	Criteria	207, 1007 (BI)			
	<ul style="list-style-type: none"> Areas of refuge/area of rescue assistance 	1007.6, 1007.7, 207 (Ac)			
<ul style="list-style-type: none"> Interior accessible routes 	Required interior accessible route	206.2.3-206.7.6 (Ac)			
	<ul style="list-style-type: none"> Design criteria 	402, 403, 404, 405, 406, 407, 408, 409 & 410 (Ac)			
<ul style="list-style-type: none"> Doors 	Clear width	404.2.2 (Ac)			
	Direction of swing, separation, access	1008.1.2, 1008.1.7, (BI)			
	Hardware, closers, opening force, power assisted	404.2.7, 404.2.8, 404.2.9, 404.3 (Ac)			
	Threshold	404.3.3 (Ac)			
	Change in level	303 & 403.4 (Ac)			
	Protruding objects	307 (Ac)			
<ul style="list-style-type: none"> Signage 	Required signage	216 & 703 (Ac)			

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Accessibility (cont'd)					
o Ramps	Definition				
	Slope, rise, width, exception		106.5 (Ac) 405.2, 405.3, 405.5, 405.6, 406, 405.1 Exc. (Ac)		
	Landings		405.7 (Ac)		
	Handrails, guardrails		405.8 (Ac), FBC 1010.8 (BI), 1013 (BI)		
	Edge protection		405.9 (Ac)		
	Cross slope, surfaces, outdoor conditions		405.3, 405.9.1, 405.10 (Ac)		
	Criteria		410 (Ac)		
o Lifts	Criteria		407, 408, 409 (Ac)		
o Elevators					
o Stairs	Where required		210 (Ac)		
	Treads, risers, nosing		504.2, 504.3, 504.5 (Ac)		
	Handrails		505 (Ac)		
	Outdoor conditions		504.7 (Ac)		
	Stairway width		1009.1 (BI)		
• Features and facilities	Storage cabinets, shelves, etc.		225.2, 225.3 (Ac)		
	Controls and operating mechanisms		309 (Ac)		
	Alarms		215 & 702 (Ac)		
	Detectable warnings		406.8, 705 (Ac)		
	Building signage		216 & 703 (Ac)		
	Telephones		217 & 704 (Ac)		
	Fixed or built-in seating or tables		226 & 902 (Ac)		

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Accessibility	Assembly areas	221, 802 (Ac)		
• Features and facilities (cont'd)	Automated Teller Machines	220 & 707 (Ac)		
	Dressing and fitting rooms	222 & 803 (Ac)		
	Counters	227.3 & 904 (Ac)		
	Checkout aisles	227.2 & 904 (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	604.1 (Ac)		
	• Toilet stalls	604.8 (Ac)		
	• Toilet rooms	603 (Ac)		
	• Urinals	605 (Ac)		
	• Lavatories and mirrors	603.3 & 606 (Ac)		
	• Bathtubs	607 (Ac)		
	• Showers	608 (Ac)		
	Drinking Fountains	211, 602 (Ac)		
	Handrails, grab bars	609 (Ac)		
	Sinks	606 (Ac)		
• Special Occupancies				
○ Assembly				
	• 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 & 802.1 (Ac)		
	• Companion seats/designated aisle seats	221.3 & 221.4 (Ac)		
	• Performance areas	221.7 (Ac)		
Accessibility				
• Special Occupancies				
• Assembly (cont'd)	• Dining areas	226 & 902 (Ac)		
	• Restaurants and cafeterias	226 & 902 (Ac)		
	• Medical care facilities	223 & 805 (Ac)		
	• Business and Mercantile	227 (Ac)		
	• Libraries	11-8 (Bi)		
	• Transient Lodging	224 & 806 (Ac)		
	• Transportation facilities	218 & 810 (Ac)		
	• Residential Buildings	233 & 809 (Ac)		
	• Theme Parks	234 & 1002 (Ac)		
Interior Environment	Ventilation	1203 (Bi)		
	Lighting	1205 (Bi)		
	Yards or courts	1206 (Bi)		
	Sound Transmission	1207 (Bi)		

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	Interior space dimensions	1208 (BI)		
	Access to unoccupied spaces	1209 (BI)		
	Surrounding materials	1210 (BI)		
Nonstructural Materials	Glass and Glazing			
	<ul style="list-style-type: none"> Sloped glazing Safety glazing 	2411.8 (BI) 2411.3.1.3, 2411.4, 2411.5, 2411.6, 2411.7 (BI)		
	<ul style="list-style-type: none"> Glass veneer Storm shutters Curtain Walls Structural glazing systems 	2412 (BI) 2413 (BI) 2414 (BI) 2415 (BI)		
	Gypsum Board and Plaster			
	<ul style="list-style-type: none"> Lathing Plaster Stucco 	2514 (BI) 2515 (BI) 2516 (BI)		
	<ul style="list-style-type: none"> Gypsum board Suspended and furred ceiling Asbestos Tile 	2517 (BI) 2518 (BI) 2519 (BI) 2520 (BI)		
Special Devices and Conditions	Special Construction			
	<ul style="list-style-type: none"> Membrane structures Awnings and canopies/Marquees Radio and television towers Structures seaward of coastal construction line 	3102 (BI) 3105, 3106 (BI) 3108 (BI) 3109 (BI)		

CONSTRUCTION TYPE CALCULATION WORKSHEET "CB-2"

Using Table 503, identify the allowable height and area of the single occupancy or the most restrictive of the non-separated mixed occupancies. Construction types that provide an allowable tabular area equal to or greater than the adjusted building area and allowable heights (as modified by Section 504) equal to or greater than the actual building height are permitted.

DETERMINE CONSTRUCTION TYPE

Actual building area _____ ft.²

Allowable area per floor (A_a)

Adjusted building area _____ ft.²
Actual building area / conversion factor

Conversion factor _____ x Tabular area (Table 503) = _____ ft.²

Actual building height _____ feet _____ stories

Total floor area (all stories) _____ ft.²

Allowable building height _____ feet _____ stories

Allowable floor area (all stories)

Minimum type of construction permitted _____
Allowable area per floor (A) x Number of stories (maximum 3) = _____ ft.²

CHECK ALLOWABLE AREA (TABLE 503)

CONSTRUCTION TYPE MIXED OCCUPANCY SEPARATED USES CALCULATION WORKSHEET "CB-3"

Using Table 503, identify the allowable height and area of each of the separated uses within the building. Construction types that provide for each story of the building, tabular areas (as modified by Section 506) which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504) equal to or greater than the actual height of the use are permitted.

Story	Group	Actual floor area	Adjusted floor area*	Actual Height	Allowable Height
_____	_____	_____ ft ²	_____ ft ²	_____ ft ² _____ stories	_____ ft ² _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft ² _____ stories	_____ ft ² _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft ² _____ stories	_____ ft ² _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft ² _____ stories	_____ ft ² _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft ² _____ stories	_____ ft ² _____ stories
		Σ Adjusted floor area per story* = _____	_____	_____ + _____ + _____ + _____ + _____	_____ + _____ + _____ + _____ = _____ ≤ 1.00

Allow tab. Area, A_t (Table 503) per story.

*Adjusted floor area = actual floor area / conversion factor

CHECK ALLOWABLE AREA (TABLE 503)

Allowable area per floor (A_a)

$$\frac{\text{Conversion factor}}{\text{Tabular area (Table 503)}} \times \text{_____} = \text{_____ ft}^2$$

Total floor area (all stories) _____ ft² Minimum allowed type of construction _____
 Allowable floor area (all stories) _____ ft²

$$\frac{\text{Allowable area per floor (A}_2\text{)}}{\text{Number of stories (maximum 3)}} \times \text{_____} = \text{_____ ft}^2$$

Compliance verified (Mixed Occ. Separated) _____