

MIAMI BEACH BUILDING DEPARTMENT

Permit Checklist for Building – Commercial Concrete Restoration

Plan Reviews

Building-All Trades, Environmental, Fire, Planning,
Public Works, Urban Forestry

Inspections*

Notice Of Commencement - Certificate, Special
Inspector Report, Threshold Engineer Report, (Piles,
Foundation, Slabs, Columns, Beams) Fire Final,
Planning Final, Public Works Final, Building Final (last
inspection all others must be approved prior to
scheduling).

**Not all inspections listed may be required.*

PROJECTS MAY REQUIRE PLANNING BOARD APPROVAL PRIOR TO BUILDING PERMIT SUBMITTAL.

For the Planning Department
Checklist, visit:

www.tinyurl.com/288e54ba

For Online Permitting Resources,
visit: www.tinyurl.com/2552jdam

Required Construction Documents for Submittal: Digitally or electronically signed and sealed drawings –
(Visit the Online Permitting Resource Center link noted above for instructions).

Construction Documents	Department Review
<input type="checkbox"/> Site Survey Signed & Sealed Topographic/Boundary Survey	Building-Multiple Trades, Fire, Planning
<input type="checkbox"/> Architectural Plans	Building-Multiple Trades, Fire, Planning
<input type="checkbox"/> Structural Plans	Structural
<input type="checkbox"/> Life Safety Plans	Building, Fire

** Site Plan must show setbacks, both existing and proposed structures, property lines, lot dimensions, and grade elevation as per survey. It must also include all proposed structures such as fences/walls, accessory buildings, pool, decks, walkways, mechanical equipment, etc. as may be required for scope.*

*** All elevations must include the following in NGVD values: BFE, Grade, Adjusted Grade, Freeboard (if applicable).*

****Review of construction documents may require additional departments*

Supporting Documents that May be Required:

Construction Documents	Department Review
<input type="checkbox"/> Special Inspector Forms	Structural
<input type="checkbox"/> Phasing Plan Pre-approved by Fire Marshal (if alteration is in an occupied building and proposed work compromises existing life safety systems: Exits, Compartmentation, Life Safety Systems, etc.)	Fire Marshal, Building
<input type="checkbox"/> Public Works – Right of Way (if applicable)	Public Works

Required Additional Agency Approval

- ☐ Miami-Dade County Approval and Documents to include:
 - DERM Air Quality