

# MIAMI BEACH BUILDING DEPARTMENT

## Permit Checklist for Building – Commercial Demolition Total Demolition Only

### Plan Reviews

Building-Multiple Trades, Environmental, Fire, Planning,  
Public Works, Urban Forestry Group

### Inspections\*

Notice Of Commencement – Certificate, Pile Log  
Report- Certificate, Foundation, Termite Treatment -  
Certificates, Slab, Under Construction - Elevation  
Certificate, Floodproofing Certificate - Under  
Construction, Columns, Beams, Framing, Columns,  
Drywall/Metal Lath, Trusses, Sheathing, Penetration  
Protection, Fire Stopping Affidavits, Preliminary Fire  
Safety, Final Elevation Certificate, Elevator Final, Fire  
Final, Final Floodproofing Certificate - Final, Planning  
Final, Public Works Final, Final Termite Treatment -  
Certificate, Final Elevation Certificate, 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](http://www.tinyurl.com/288e54ba)

For Online Permitting Resources,

visit: [www.tinyurl.com/2552jdam](http://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, Public Works
<input type="checkbox"/> Architectural Plans	Building-Multiple Trades, Fire, Planning, Public Works
<input type="checkbox"/> Life Safety Plans	Building, Fire
<input type="checkbox"/> Tree survey	Urban Forestry Group

\* 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"/> DRB, HPB, BOA recorded order or Determination of Architectural Significance (if applicable)	Planning
<input type="checkbox"/> Utility disconnect letters to include FPL, Gas, Water & Sewer	Electrical, Plumbing, Public Works
<input type="checkbox"/> Dust control procedure (letter from contractor)	Environmental
<input type="checkbox"/> Tree Disposition (if applicable)	Urban Forestry Group
<input type="checkbox"/> Tree Protection Plan (if applicable)	Urban Forestry Group
<input type="checkbox"/> Approved Tree Permit (if applicable)	Urban Forestry Group, Planning
<input type="checkbox"/> Public Works – Right of Way Permit	Public Works
<input type="checkbox"/> Construction Site Sediment and Erosion Control Affidavit	Environmental

#### Required Additional Agency Approval

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