

# MIAMI BEACH BUILDING DEPARTMENT

## Permit Checklist for Building – Commercial Railings

### Plan Reviews

Building-Multiple Trades, Fire, Planning, Public Works

### Inspections\*

Notice Of Commencement - Certificate, Foundation, Framing, Planning Final, Fire 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](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"/> 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"/> Structural Calculations	Structural
<input type="checkbox"/> Product Approval with specification on installations	Building-Multiple Trades, Fire, Planning
<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"/> Detail section of railings	Planning