

MIAMI BEACH BUILDING DEPARTMENT

Permit Checklist for Building – Residential Railings

Plan Reviews

Building-Multiple Trades, Planning, Public Works

Inspections*

Foundation, 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, Planning, Public Works |
| <input type="checkbox"/> Architectural Plans | Building-Multiple Trades, Planning, Public Works |
| <input type="checkbox"/> Structural Plans | Structural |

** 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*

***** For Glass railings, use Glass Glazing permit type*

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, Planning |
| <input type="checkbox"/> Detail section of railings | Planning |