

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/64sdj66m

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, 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