# 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/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 |
|---|---|
| ☐ Site Survey Signed & Sealed Topographic/Boundary Survey | Building-Multiple Trades, Fire, Planning, Public Works |
| ☐ Architectural Plans | Building-Multiple Trades, Fire, Planning, Public Works |
| ☐ Structural Plans | Structural |
| ☐ 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 |
|---|---|
| ☐ Structural Calculations | Structural |
| ☐ Product Approval with specification on installations | Building-Multiple Trades, Fire, Planning |
| ☐ 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 |
| ☐ Detail section of railings | Planning |