

MIAMI BEACH BUILDING DEPARTMENT



Permit Checklist for Building – Commercial Stucco Repair

Plan Reviews

Building–Multiple Trades, Fire, Planning, Public Works

Inspections*

Notice Of Commencement - Certificate, Special Inspector Report, Threshold Engineer Report, (Column, Slab Beam), Fire Final, Public Works Final, Planning 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
<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"/> Special Inspector Forms (Threshold inspector required for buildings 4 stories or more)	Structural
<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

Required Additional Agency Approval

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