



Miami-Dade County  
Department of Regulatory and Economic Resources  
Permitting and Inspection Center  
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<http://www.miamidade.gov/economy/>

## Residential\* Plan Review Guidelines (*Building Review*)

Project Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **Instructions for using this form:**

1. This form provides a list of code requirements that must be verified by the Building Official before the issuance of a building permit.
2. Code references are to the 2020 Florida Building Code (unless otherwise noted). Suffixes identify the code volume as follows:  

Accessibility (Ac) - Building (BI) – Energy Conservation (Ec) - Existing (Ex) – Fuel/Gas (Gs) - Mechanical (Me) –  
National Electric Code (NEC) – Plumbing (PI) – Residential (Re)
3. Provide the drawing number (Dwg. No.) where compliance with the referenced code section may be verified or check the N.A. box whenever the code provision is not applicable.

***\*Single family homes, duplexes and townhouses, as defined in 101.2 (Re).***

General Requirement	Specific Code Requirement	Code Section(s)	Dwg. No.	N.A.	Other Information
Administration	Provide complete signed and sealed construction documents	101.2.1 (Re)	See A		FBC 107.1 (B)
Exterior Wall Location	Fire resistance rating/ fire separation distance	302.1 (Re)			
Room Planning requirements	Minimum dimensions, area, illumination and ventilation	303 thru 305 (Re)			Refer to Table RB-1 for requirements
Sanitation	Water closet, lavatory, tub or shower, kitchen area w/sink	306, 307 (Re)			
Glazing in hazardous locations	Identification and required testing	308.1, 308.3 (Re)			
	Hazardous locations	308.4, 4410.1 (Re)			4410.1 (Reserved) refer to Ch. 24 (BI)
	Guards and window fall protection	312 (Re)			
	Skylight and sloped glazing	308.6, 4410.1 (Re)			
	Louvered windows/jalousies	308.2 (Re)			
Garages and carports	No opening between garage and sleeping room	302.5.1 (Re)			
	Garage to residence opening protection	302.5.1 (Re)			
	Garage-dwelling separation	302.6 (Re)			
	Non-combustible floor surface	309.1 (Re)			
	Two open sides carport, non-combustible floor & sloped floors	309.2 (Re)			
Storm shutters	Storm shutters installed in openings above the 1 <sup>st</sup> floor	4410.1(Re), 2413.6.1 (Bi)			
Egress	Emergency escape window and rescue openings	310.1 (Re)			Refer to Table RB-1 for minimum size and dimensions
	Window wells	310.2.3 (Re)			
	One exit door from each dwelling unit	311.2 (Re)			
	Exit door size (32" min. clear width)	311.2 Re)			
	Exit access or hallway > 3'	311.6 (Re)			
	Minimum landing 36"	311.3 (Re)			
	Ramp slope maximum 1:12	311.8.1 (Re)			
	Handrails required for ramps exceeding a slope of 1:12	311.8.3 (Re)			
	Ramp landing min 3' x 3'	311.8.2 (Re)			

General Requirement	Specific Code Requirement	Code Section(s)	Dwg. No.	N.A.	Other Information
Egress (cont'd)	Minimum requirements for stairways	311.7 (Re)			Refer to Table RB-1 for minimum dimensions.
	Winders, spiral stairways	311.7.5.2.1 311.7.10.1 (Re)			
Wall Covering	Gypsum Board, in showers and water closets	4411.1 (Re) 2506, 2508, 2509 (Bi)			
	Lathing and Plastering	4411.1 (Re) 2507 (Bi)			
	Lathing and Furring for cement plaster (stucco)	4411.1 (Re) 2510 (Bi)			
	Plaster (interior, exterior, exposed aggregate)	4411.1 (Re), 2511,2512,2513 (Bi)			
	Plastics	2601 (Bi),4412.1 (Re)			

**TABLE RB-1**

**ROOM PLANNING REQUIREMENTS  
SECTIONS 303 through 305 (Re)**

<b>Use</b>	<b>Area (ft<sup>2</sup>)</b>	<b>Minimum Dimensions</b>	<b>Minimum ceiling height (non sloped)</b>	<b>Minimum ceiling height (sloped)*</b>	<b>Natural* light</b>	<b>Natural Ventilation</b>
Habitable rooms	70	7'-0'	7'-0'	5'-0'*	8% floor area	4% floor area
Kitchen	70	N.A.	7'-0'	5'-0'*	8% floor area	4% floor area
Bathroom	N.A.	N.A.	6'-8'	5'-0'*	3 square feet	1 ½ square feet

(l) In any horizontal dimension

\* Not more that 50% of the room required is allowed to have a sloped ceiling less than 7'-0" in height

**Emergency escape and rescue opening**

**Section 310 (Re)**

Required in every sleeping room, basements and habitable attics

**Net Clear**

Opening: 5.7 square feet  
5.0 square feet at grade floor level  
Net clear opening height: 24"  
Net clear opening width: 20"  
Max, sill height: 44"

**Stairways**

Section 311.7 (Re)

Minimum width: 3'-0"  
Maximum rise: 7 ¾ "  
Minimum tread: 10"  
Nosing: ¾ "-1 ¼ "  
Minimum headroom: 6'-8"