



The slab under the condenser is three inches above adjacent grade. Or the unit is suspended six inches. Flush with the dirt is not 304.10.

Original Masterbuild PE packet from Daily Code Talk on 2024 IMC 304.10. Confirm the adopted edition. Support on a level slab three inches above adjacent grade, or suspend six inches above grade. This is not a pad design and not a soil report. Distinct from 304.11 roof-edge guards and from the ten-foot property-line survey.

What to show

☐ Call the elevation. “On a pad” is not an elevation.

Annotate +3 in above adjacent grade on the slab, or +6 in if it is suspended. A change-out poured on the old footprint at grade is how you fail the first mechanical inspection after the truck leaves.

☐ Level, supported, and still serviceable.

304.10 is support and elevation. 306.5 is how you get to it. Condensate still has to terminate. Working space is still shown. We do not invent Article 110 numbers here.

☐ The pad is not the setback.

A legal 304.10 pad three inches up can still sit inside ten feet of the property line. That is the survey packet. Zero-lot-line: the pad does not live on the zero side.

☐ HB 803 did not exempt mechanical.

A residential change-out still needs a mechanical permit in Miami-Dade. The pad elevation is on the form and in the field. Serials on the form are a different packet.

The fail we see first

New condenser on a pad poured flush with the lawn, condensate dumped at the slab, inspector with a tape. Rework the pad or fail. The 180-day clock is a different door.

What to send

Photo of the existing pad or the proposed elevation, and whether this is a change-out or new equipment.

Send the comments. Not the County guideline.

Folio (does it start with 30?), process or UP number, and the comments PDF. Masterbuild will say which row is actually open.

masterbuildconsulting.com/send/

+1 (786) 398-6940 · Calendly: 30-minute scoping call

Masterbuild provides engineering services under a written scope. Nothing in this packet is a pad design, a survey, or a representation about passing. Confirm adopted IMC 304.10. This is not legal advice.