



If reaching the unit means climbing higher than 16 feet above grade, IMC 306.5 wants a fixed interior or exterior access. No portable ladders. The route cannot require going over obstructions taller than 30 inches or walking on roofs steeper than 4:12. Group R-3 is exempt.

Original Masterbuild PE packet from Daily Code Talk on 2024 IMC 306.5–306.5.2. Confirm the adopted edition. Distinct from 306.1–306.4 service space. This is not a ladder design.

☐ **Show the ladder, landings, and a receptacle on the permit set — not only in the specifications.**

Fixed ladder (from Daily Code Talk 306.5): rails 42 in above roof/hatch/landing; rungs 10–14 in on center; top rung not more than 24 in below the roof/hatch/parapet; toe space 7–12 in; rail spacing at least 16 in; rungs at least 3/4 in diameter, 300 lb.

☐ **Climbs more than 30 ft: offset sections and landings (at least 18 in and at least ladder width, 100 psf, with guards). Climbs**

Catwalks: at least 24 in wide with rails meeting service-platform criteria.

☐ **306.5.1 sloped roofs: 3:12 or steeper with edges more than 30 in above grade — level platform on each serviced side (at l**

306.5.2: receptacle at or near the equipment per NFPA 70.

The fail we see first

Portable ladder to a 20-foot RTU, no receptacle. Inspection hold and a fall-risk liability. Coordinate ladder type, landings, parapets, and power early — not at TCO.

What to send: how high the unit sits above grade, roof slope if known, and whether a fixed ladder / stair and a service receptacle are shown.

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. Not a ladder design. Confirm adopted 306.5. This is not legal advice.