



A process number is not a permit that lasts forever. One hundred eighty days, then it is a different door.

Original Masterbuild PE packet. Not a copy of the County how-to-apply page and not a fee quote. Unincorporated Miami-Dade: once issued, 180 days to complete and call inspections. An approved inspection on the master or a sub-permit extends 180 days from that approval. A failed inspection does not. A cancelled inspection does not. Confirm the live County page the day you count.

How the clock actually moves

☐ Issued is the start. A UP# is not issued.

Plans are not reviewed until upfront fees are paid. Review is not issuance. Do not mobilize on a UP#. The 180 days are not running until there is a permit card.

☐ An approved inspection extends. A fail does not.

County-published: an approved inspection on the master or a subsidiary extends 180 days from that approval. Calling a rough you are not ready for, to 'keep the permit alive,' can burn the truck and still not extend. The inspector is not required to only chase the items you listed.

☐ Subsidiary permits are obtained and inspected separately.

Mechanical approved does not inspect electrical. Fire is a second desk. Plumbing final without a meter is still not a final. Each open sub-permit has its own path to dead.

☐ Expired is not 'we will just call again.'

Reissuance, extension, and a new application are different portal choices. Confirm the live portal. We do not quote extension dollars — they change.

The hold we see first

Last approved inspection was nine months ago, the tenant is waiting on a TCO, and someone is arguing the 180 with a calendar screenshot. The portal is the record. Search open permits by address or folio before you promise keys.

What to send

Process number, date of last approved inspection (master and each sub), and whether you are asking for extension, reissuance, or a new application.

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 permit extension, a reissuance, or a representation about the clock. Confirm the live County how-to-apply page and the portal. This is not legal advice.