



The envelope is two reports, a parking-lot certificate, and a clock. It is not one phone call.

Unincorporated Miami-Dade. Built from the County's published 40-year notice and Section 8-11(f) — not a copy of the County letter, not a copy of the electrical or structural guideline forms, and not a sealed report. Confirm the date, case number, and exemptions on YOUR notice. Fees and fines on a printed letter go stale. We do not quote them here.

What the notice is actually asking

☐ Two disciplines. Two seals.

The building has to be certified structurally safe and electrically safe for the specified use. Each page of each report is signed and sealed by a Florida registered professional engineer or architect who has proven qualifications in THAT technical field. An MEP PE does not seal the structural report. A structural PE does not seal the electrical report because they happen to be in the building.

☐ Ninety (90) days from the date of the notice.

That clock is on the County letter. Your letter governs. Do not wait for a second reminder. Failure to submit is published as a civil-violation and unsafe-structures path. Confirm the live consequences on your notice.

☐ Identify the building.

If there is more than one building on the property, a site plan or survey has to show which building the report is about. The County electrical guideline also asks for an aerial identifying the building, occupancy classification, present use, stories, folio, and whether it is a threshold building under Florida Statutes 553.71(12).

Who may be exempt — confirm, do not assume

☐ Single-family homes and duplexes.

Published exemption on the County notice.

☐ Other buildings: occupant load of ten (10) or less AND 2,000 square feet or less.

Both limits. Occupant load alone is not the test. Square footage alone is not the test.

☐ Non-residential farm buildings on farms.

Published exemption. If you are claiming exemption, the notice tells you to notify the office and submit documentation — dated photos of the front and rear if you are claiming an existing building is exempt.

What is in the same envelope and usually missed

☐ Parking-lot illumination — Chapter 8C-3.

The notice requires a signed and sealed certification that parking-lot lighting was measured and either meets or does not meet Section 8C-3 for the occupancy. Date, time, maximum foot-candle, minimum foot-candle, max-to-min ratio. This is not the electrical recertification form. It is a separate certificate.

☐ Parking-lot guardrails — Chapter 8C-6.

If the lot abuts a canal, lake, or other body of water, parked vehicles have to be protected by a guardrail that complies with 8C-6 — or the professional has to advise the owner to permit the guardrail. Masterbuild does not seal 8C-6 guardrail compliance. That is not an electrical recertification item dressed up as MEP.



The path we see first

Day 70, no structural PE, no electrical records, no thermography scheduled, and the association thinks “the electrician who changes the breakers” can sign the County form. Electrical recertification readiness is a records-and-access problem first. Sealing is a later question.

What to send Masterbuild

The notice (all pages), folio, which building if there is more than one, and whether you already have a structural professional. We will say whether electrical readiness is even on the path — not whether the building is exempt, and not whether we will seal, until the responsible electrical professional has confirmed authority for THAT building.

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 recertification report, a determination of exemption, a structural inspection, a parking-lot guardrail certification, or a representation about County acceptance. Confirm your notice, the issuing jurisdiction, and the live County forms. Official electrical guideline: miamidade.gov/permits/library/electrical-recertification.pdf. Official structural guideline: miamidade.gov/permits/library/structural-recertification.pdf. This is not legal advice.