



## A building moratorium stops building permits. Mechanical is a building permit. A repair might be an exception. A new condenser is not a fence.

Original Masterbuild PE packet. Not a copy of 33-319 through 33-323 and not a map of every study area. Unincorporated Miami-Dade. When the Mayor issues an administrative order delineating an area and prohibiting building permits, County personnel shall comply until the Board reverses, modifies, or supersedes it. Confirm the live order for that folio the day you bid the change-out.

### What still moves, and what does not

#### ☐ The default is no building permits in the delineated area.

33-319. Mechanical, electrical, and plumbing permits are types of building permits. A UP# in a moratorium area is still a permit path. Do not mobilize on a verbal 'they are still issuing HVAC.'

#### ☐ Nondeleterious items may be excepted: fences, repairs, and like matters, if they will not affect the planning study.

33-321. The Board may widen or narrow exemptions for a particular moratorium. A like-for-like repair might fit. A larger condenser, a new generator, a new kitchen hood, or a service upgrade is not a fence. Confirm the live order and the exemption procedure for that moratorium.

#### ☐ During a building moratorium, variances, special exceptions, and zoning changes in the area are not acted upon, except

33-322. You cannot fix a pad setback with a new variance while the moratorium is on. The three-year variance clock in 33-317 is a different door — and it keeps running.

#### ☐ A zoning moratorium (33-323) is not the same order as a building moratorium.

Zoning moratorium: no zoning amendments, variances, or special exceptions. Site-plan-only special exceptions may still be considered. Building permits may still issue unless a building moratorium is also on. Read the order. Do not assume they travel together.

### The fail we see first

Change-out already on the truck, folio inside a study-area moratorium, contractor called it a repair, inspector called it a new unit, no exemption on file. Two wasted days and a 180-day clock that never started.

### What to send

Folio, whether you have seen a moratorium order, and whether this is a repair, 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.

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*Masterbuild provides engineering services under a written scope. Nothing in this packet is a moratorium exemption, a map of study areas, or a representation that a permit will issue. Confirm the live administrative order. This is not legal advice.*