



Code Relief is not amnesty. It is a 2002 cutoff, a current-code life-safety overlay, and an as-built certificate with a method.

Unincorporated Miami-Dade. Built from the County's published Code Relief page — not a copy of their form and not a sealed as-built certificate. Construction must have commenced prior to March 1, 2002 to qualify for reissuance under that program. Confirm YOUR folio and the live County page. The current owner is responsible.

Two doors

☐ Open permit, inspections never called.

County published: contact the original licensed contractors and ask them to reissue under Ordinance 02-44. If they are gone, reissue with a new contractor or as owner-builder. Original plans come from the Microfilm Unit. Processed to the code in effect at original issuance — plus the current life-safety list below.

☐ Work performed with no permit.

New application with as-built plans: site plan, floor plan, and enough structural / electrical / mechanical / plumbing / roofing detail to be reviewed. Evidence of when the work was done (aerials, tax records, surveys) so the commencement-date code can be named. Same current life-safety overlay.

Current-code items the County still requires (confirm live)

☐ Means of egress. Shutters. Hard-wired smoke detectors. Ground-fault interrupter (GFI). Full-size T&P relief lines on water

That list is County-published on the Code Relief page. It is not optional because the work is old. Confirm the live page the day you apply — overlays change.

The as-built certificate

☐ A Florida PE or architect, after inspection, attests the structure is structurally sound; satisfies the code in effect when the

The certificate must contain a narrative of the methodology used. A checkbox is not a method. Masterbuild does not seal structural soundness of unpermitted work. MEP as-built readiness is a different, written scope — and only after the responsible professional confirms authority for THAT building.

☐ Switching contractors is a hold-harmless, not a new design.

The County publishes a Hold Harmless letter for cancelling a permit and authorizing a new contractor or owner-builder. The owner assumes correction of work already done. We do not host or fill that form. Use the live County PDF. Notarize what they ask you to notarize.

The path we see first

Addition from 1998, no plans, no aerial, owner sure "Code Relief will grandfather the electrical." Hard-wired smokes, GFI, T&P, and gas bonding are still current-code. Structural still needs its own professional.

What to send

Folio, what was built, any evidence of the year, whether a permit number exists, and which trades are open. We will say whether MEP as-built readiness is even on the path — not whether the building qualifies for Code Relief.



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 an as-built certificate, a determination of Code Relief eligibility, a structural inspection, or a representation about permit approval. Confirm the live County Code Relief page and Ordinance 02-44. This is not legal advice. Masterbuild does not take on Water and Sewer as a service.