



A Developmental Impact Committee recommendation is zoning. A mechanical permit is still a mechanical permit. Fire sits on both desks.

Original Masterbuild PE packet. Not a copy of 33-303.1 and not a roster of County departments. DIC reviews developments of County impact and other applications that could significantly affect the environment. Executive Council reviews new developments of regional impact. Masterbuild does not sit DIC. We do not take Water and Sewer. We do not invent the County-impact thresholds in 33-304. Confirm live.

Which desk you are actually on

☐ **DIC is a zoning-review committee. Building-permit plan review is RER permitting.**

A DIC recommendation to the Board is not a mechanical approval. It is not a Fire inspection. It is not a shop-drawing stamp. Workforce-housing expedite and 21-day administrative site plan review are still other doors — see those packets.

☐ **Fire Rescue is on DIC and is a second desk at permit.**

Paying Fire's up-front at building permit is not the same as surviving DIC. Kitchen hood, generator, fire pump, and smoke control still land on Fire at permitting. See the fire-desk packet. We do not quote Fire dollars.

☐ **Water and Sewer is on DIC. Masterbuild does not take that desk.**

Points of connection, extensions, and meter timing are WASD. If the DIC comment is water, that is not an MEP engagement. Plumbing final still looks for the meter the purveyor set — see the plumbing inspection-day packet.

☐ **A DIC 'yes' with a declaration of restrictions still has to show up on the mechanical set.**

Covenanted unit counts, access, and equipment screening are how a zoning condition becomes a 306.5 comment later. Revision vs rework is a different portal door. Do not email the inspector a zoning resolution and call it a shop drawing.

The invoice we see first

Owner heard 'DIC recommended approval,' mobilized the mechanical contractor, Fire never paid at permitting, WASD still has no point of connection, and the 180-day clock on the building permit is a third calendar. Three desks. One wasted truck.

What to send

Whether this is a zoning application or a building permit, the process or application number, and whether Fire or Water and Sewer already commented.

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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+1 (786) 398-6940 · Calendly: 30-minute scoping call

Masterbuild provides engineering services under a written scope. Nothing in this packet is a DIC recommendation, a DRI review, a WASD filing, or a representation about the Board. Confirm live 33-303.1. This is not legal advice.