



A condenser, generator, or tank within ten feet of the property line is a survey problem before it is a mechanical one.

Original Masterbuild PE packet. Not a copy of Chapter 33 Article II and not a setback table. Unincorporated Miami-Dade. Masterbuild seals MEP. We do not certify property lines, we do not replace the district tables in 33-49 and 33-50, and we do not seal coastal setbacks or seawalls. Confirm live Chapter 33 the day you locate the pad.

What 33-42 is actually asking

☐ Within ten feet of any property line: certified survey with markers left until C.O.

County-published. Also within twenty-five feet of an existing or proposed highway right-of-way, or whenever the Directors doubt the line. The HVAC contractor who 'knows the lot' is not a Florida surveyor. The pad location on the mechanical sheet has to match the survey, not a tape from the fence.

☐ Side and rear yards are zoning. Working space and condensate are mechanical.

33-41: side and rear not less than ten percent of average lot width, not less than five feet, not more than seven and one-half feet, unless the district table is greater. That is the zoning envelope. IMC still wants service access, a condensate path, and clearances to openings. We do not invent Article 110 working-space numbers here.

☐ Zero-lot-line: the equipment does not live on the zero side.

RU-1Z points to Article XXXIIIF. A condenser against the zero-lot wall is how you lose the neighbor's wall, the required access, and the permit in one placement. Put the pad on the open side. Show it. Dimension it to the survey.

☐ Accessory equipment sheds are one story in RU and EU-M unless the house is two stories and the shed meets principal

33-52(b). A generator enclosure that is 'just a box' still has a height and a setback. Screening from the last workforce packet still cannot kill 306.5 access.

The hold we see first

Condenser three feet off the fence, no survey, intake louver in the same side wall, and a comment that is zoning on Monday and mechanical on Tuesday. Two desks. One pad.

What to send

Site plan or survey if you have one, pad location, distances to property lines, and whether this is zero-lot-line. We will say whether the pad still has no row — not whether Zoning will accept the setback.

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 property-line certification, a variance, a zoning determination, or a representation about permit approval. Confirm live Chapter 33-41 and 33-42. This is not legal advice.