



Chimneys, cooling towers, and mechanical enclosures do not count toward building height. A parapet more than five feet above the limit does. Neither one is 306.5 access.

Original Masterbuild PE packet. Not a copy of Article III. Default height in 33-52 is thirty-five feet, two stories, unless the district or a public hearing says otherwise. 33-55 lists what does not count: chimneys, cooling towers, elevator bulkheads, enclosures for mechanical equipment, tanks, water towers, solar, and a parapet extending not more than five feet above the limited height. Confirm live.

Two codes, one roof

☐ Height exemption is zoning. Service access is mechanical.

A legal mechanical enclosure can still fail IMC 306.5 if there is no permanent way onto the roof. A five-foot parapet that hides the unit from the street can still fail 304.11 at the roof edge. See screening vs access. We do not invent a clearance number here.

☐ Roof recreation is a different exemption.

33-55(b): active and passive recreation on the roof of a building other than one- or two-family, enclosed portion not more than 60 percent of the roof, not more than one story or twenty feet. A pool bar on the roof is not an RTU screen. Mechanical still has to get serviced.

☐ Taller buildings in BU-2, BU-3, IU-1, IU-2, IU-3 pick up extra street setback with height.

33-57: the portion between thirty-five and forty feet — at least twenty-five feet from the lot line adjacent to a street. Then one additional foot of setback per five feet of additional height. Confirm live. Exhaust and intakes move with that wall.

☐ FAA and airport zoning still apply.

33-56. We do not do airport obstruction analysis. If the site is in an airport zone, say so when you send the job.

The comment we see first

RTU screen built as a seven-foot parapet on a 35-foot building, no ladder, no 304.11, and Zoning calling the screen habitable height. Two codes. One roof.

What to send

Building height as drawn, parapet/screen height, how you get onto the roof, and whether any floor is residential.

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 height variance, an FAA determination, or a 306.5 finding for your roof. Confirm live 33-52 and 33-55. This is not legal advice.