



The inspection is not a second plan review. The stamped Job Copy has to be on site.

Unincorporated Miami-Dade, folio 30. Schedule one business day prior, before 4 p.m. Friday schedules Monday. This is not a Miami-Dade inspection form and not a copy of the County mechanical-inspection.pdf.

— Do not call it if

☐ You only have a UP#.

A UP# is intake. Work before issuance is a penalty path. Do not schedule on a UP#.

☐ The 180-day clock is already dead.

Once issued: 180 days to complete and call inspections. An approved inspection on the master or a sub-permit extends 180 days from that approval. Subsidiary permits are obtained and inspected separately.

☐ Notice of Commencement is missing when it is required.

County published rule: record before inspections if the value of work exceeds \$5,000. Published exception: the Notice of Commencement does not apply to repair or replacement of an existing heating or air-conditioning system less than \$15,000. The owner (not the agent) signs.

— Rough — before it disappears

☐ Permit card posted. Stamped approved plans on site.

Print the Job Copy from the portal. County: 30 days to print; certain commercial properties protected under Chapter 119.071(3), Florida Statutes, available for only five days and only to the registered user.

☐ Nothing concealed that has not been seen.

Underground ducts, grease duct, hydronic, condensate — rough is the last look before backfill and shaft close-up. Grease-duct leakage test belongs here, not at final with the ceiling closed.

☐ Supports, slope, and the listing.

Condensate pitched, trapped per the manufacturer, discharged where it is not a nuisance. Ducts fastened. Flex not through a rated assembly. Manufacturer's installation instructions on site.

— Final — what 304 and 306 actually look like in the field

☐ Pad, guards, access, area served.

At grade: level slab 3 in above adjacent grade, or suspend 6 in (304.10). Service points or hatches within 10 ft of an edge with a drop over 30 in: guards 42 in high, 21-in sphere, 30 in past each end (304.11). Climb over 16 ft: fixed access, not a portable ladder (306.5). Appliances that serve rooms beyond the one they sit in: permanently marked (304.12).

☐ Kitchen still works as a system.

Hood runs with the cooking. Makeup air runs with the hood. Interlock is not a note. Clearance to combustibles is the finish-out failure, not the drawing failure.

☐ House Bill 803 is not a field excuse.

Mechanical, electrical, plumbing, structural, and gas still need permits. A box fan at the roll-up during an epoxy pour is not 502.7.



The hold we see first

Final called, Job Copy not on site, unit 6 ft from a 4-ft drop with a 12-in curb called a guard, or a condensing unit sitting in the dirt. 306.5 does not excuse 304.11.

What to send if it failed

Process number, which inspection (rough or final), the inspector remark, and two photos: the unit and the nearest edge or pad. Do not send the County inspection checklist as the correction.

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 inspection, a pass/fail, or a representation about permit approval. Confirm the live County inspection procedures. This is not legal advice.