



The County guideline is a list of titles. This packet is the order a PE uses.

Built for unincorporated Miami-Dade (folios that start with 30). Commercial tenant work, kitchens, and garage equipment are the usual comments. This is not a Miami-Dade form, not a copy of the County mechanical-commercial.pdf, and not a plan-review.

County papers stay on the County site. Confirm the live commercial and residential mechanical guidelines before a live submittal. Adopted book: Florida Building Code, Mechanical, as adopted. Fuel-fired combustion air is Fuel Gas, not Mechanical Chapter 7.

Before the portal

☐ **Folio starts with 30 — or you are in a city.**

Cities have their own building official. This packet is the unincorporated desk. If the folio does not start with 30, stop and name the city.

☐ **Which book is on the note.**

Mechanical volume is not Fuel Gas and is not Energy Conservation. Gas-fired combustion air is Fuel Gas 304. Loads and envelope forms are Energy. Citing the Mechanical volume for combustion-air sizing is a common comment.

☐ **Occupancy and process — not the room name.**

Spray, dip, dry-clean, garage, kitchen, salon, battery, aircraft fueling: those are Chapter 5 rows. “Storage” on the door is not the row. Name the process on M-601.

☐ **Upfront fees paid. You have a process number, not only a UP#.**

Plans are not reviewed until required upfront fees are paid. Do not mobilize on a UP#. Concurrent Plans Processing does not close mechanical because structural is in review.

The rows that actually get comments

☐ **Outdoor air matches the final occupancy.**

Table 403 / breathing-zone outdoor air (Vbz) and zone air-distribution effectiveness (Ez). Restaurants and assembly after a tenant change are the usual miss. Reconcile occupant load on the ventilation sheet the day you upload — not the day the base building was designed.

☐ **Return path, undercuts, jump ducts.**

A closed bedroom with no return and a ½-inch undercut is not a return-air path. Show how air gets back to the handler without stealing from the corridor.

☐ **Exhaust that is not a toilet fan.**

Discharge location, dryer shafts, special-process exhaust, kitchen grease. Do not dump process exhaust into house return. Each booth or room gets its own outdoor exhaust unless the manifold rules are actually documented.

☐ **Type I / Type II hood, grease duct, makeup air.**

Grease is a listed system. Clearance and enclosure belong on the reflected ceiling plan, not only on M-401. Makeup air is shown, not hoped. A Type II hood is not a Type I with the fire suppression deleted.



☐ **Rated openings, flex, duct smoke detection.**

Overlay ducts on the life-safety plan before upload. Flex does not cross a rated wall. Return over 2,000 cfm (combined counts) is the 606 conversation.

☐ **Where the unit sits.**

Public garage: 8 ft, or 1 ft above the tallest door, or impact protection plus 304.3. Private garage: 6 ft. Roof: service within 10 ft of an edge with a drop over 30 in needs 42-in guards. At grade: pad 3 in above adjacent grade. Access is 306. A portable ladder is not 306.5.

☐ **Refrigerant class is named.**

A2L is not a drop-in. Classification, occupancy, and machinery-room path belong on the sheet — not in a cut sheet buried in the spec.

The redline we see first

Architectural set uploaded, mechanical “to follow,” outdoor-air note still on the base-building occupancy. Or a garage condensing unit at 5 ft over the stall with no height dimension. The County title list will not catch that. A PE overlay will.

What to send

Folio, process or UP number, the comments PDF (or MeetQ screen), and whether this is commercial or one- and two-family. Do not send the County guideline as the response.

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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Masterbuild provides engineering services under a written scope. Nothing in this packet is project-specific engineering advice, a code interpretation for your project, or a representation about permit approval. House Bill 803 does not exempt mechanical work. Same-amperage AC changeout still needs a mechanical permit.