



## The County fee sheet is a category list. Count the units the sheet actually uses. A Type I hood buried on the rooftop-unit permit is a second application, not a cheaper line.

Original Masterbuild PE packet. Companion to the MEP fee navigator. Dated educational snapshot of the mechanical, electrical, and plumbing-gas sheets the owner provided 17 Sep 2026. Not a quote. A published minimum exists on each trade sheet — confirm the live PDF. Refunds will not be given for the wrong category. Unpermitted work is billed as a double-fee path on those sheets.

### ☐ **Mechanical — what the row actually bills.**

New SFR/duplex and additions: per sq ft of the master permit (\$0.11/sf on that sheet). Commercial AC and exact change-out: per ton (\$24.17/ton). Exact change-out greater than 15 tons still uses that per-ton row and requires processing. Heating: per kW (\$4.84/kW). Commercial hoods: per hood (\$201.26) and typically their own application. Smoke control and spray booths: per system / per booth. Clothes dryer and exhaust fan: per appliance. One boiler horsepower on that sheet = 33,479 Btu/h. Raise existing roof-mounted equipment: per ton. Residential homesteaded hardening exact AC/heat change-out: \$130 per system — not new construction.

### ☐ **Electrical — Category 31 is not the mechanical permit.**

Residential wiring on a master permit: per sq ft (\$0.11/sf on that sheet). AC electrical: per ton (\$9.66/ton) — same amperage does not delete mechanical. Service: per 100 amps (\$7.26/100 A). Special outlets 30 amp or greater: per outlet. Fire alarm new: per floor. Temp construction and elevator-test temp are their own rows (\$147 on that sheet) and do not cover the building service. Generators: per 10 kW and typically not attached to a master permit. Photovoltaic ground vs roof vs County-prescribed are different rows. SFR/duplex burglar, data, and telephone are often exempt — commercial is not.

### ☐ **Plumbing and gas — gas is a separate application.**

SFR/duplex on a master permit: per sq ft (\$0.14/sf on that sheet). Rough/plug and fixtures: per outlet. Condensate drain is its own row (\$5.10/outlet). Backflow 2 inch or less vs 2-1/2 inch or larger are different assemblies. Grease interceptor is not a P-trap (\$50.73 per interceptor on that sheet). Sewer public vs private vs building sewer line are different doors. Medical gas is not a fixture count. LP tanks above-grade vs underground are their own rows. Homesteaded water-heater exact change-out: \$130/heater (limited to one on that sheet).

#### **The fail we see first**

Electrical Category 31 pulled, mechanical never applied, Type I hood on the RTU permit, interceptor billed as a P-trap, gas mixed into the plumbing fixture count, work started on a UP#.

Live County sheets: mechanical-fee.pdf, electrical-fee.pdf, plumbing-gas-fee.pdf under miamidade.gov building documents. Open them the day you apply. Packet navigator: /miami-dade-mep-fees/. Impact fees are a different desk: /miami-dade-impact-fees/.

What to send: scope (new / change-out / hood / temp / interceptor / gas), tonnage or fixture count, folio, and whether any work started. We will say which door — not quote a fee.

*Masterbuild provides engineering services under a written scope. Not a fee quote and not a County form. Confirm the live Miami-Dade fee PDFs the day you apply. This is not legal advice.*