



The fee sheet is a category list. The surprise is a second application.

Unincorporated Miami-Dade, folio 30. This packet does not quote dollars. County rates change. Open the live sheets the day you apply. This is not a fee quote, not a County form, and not a copy of the mechanical, electrical, or plumbing-gas fee PDFs.

Live County sheets (confirm current revision): [mechanical-fee.pdf](#) · [electrical-fee.pdf](#) · [plumbing-gas-fee.pdf](#). Plans are not reviewed until required upfront fees are paid.

— Mechanical — what the category is actually asking

☐ New, addition, or exact change-out.

Those are different rows. An exact equipment change-out is not a new system. A duct redesign is not a change-out. Commercial hoods are typically their own application — not a line on the rooftop-unit permit.

☐ Units the sheet actually uses.

Tonnage, kilowatts, appliances, outlets, square feet, systems. If your valuation sheet says “lump sum HVAC” and the fee sheet wants tons, the clerk will make you split it. Count the units before you upload.

☐ Standalone mechanical when there is no building permit.

The County processes mechanical by itself when it is not riding a building permit. That is normal for a change-out. It is not an exemption. House Bill 803 does not exempt mechanical work. Same-amperage AC still needs a mechanical permit.

☐ Unpermitted work is not a cheaper category.

Starting before issuance is a penalty path on top of the permit fee. Do not mobilize on a UP#. No refund for applicant error is the County's published posture — confirm the live sheet.

— Electrical — Category 31 is not the mechanical permit

☐ Exact AC replacement is an electrical category. Mechanical is still required.

County electrical Category 31 is change-out of exact replacement air conditioning. That is the electrical door. The mechanical permit is a different door. Same amperage does not delete mechanical.

☐ Temp power, generators, and photovoltaic are their own categories.

Temporary service for construction, elevator test, and service test are not the permanent service. Generators and photovoltaic (PV) systems are listed as their own electrical categories. Do not bury them in “general electrical.”

☐ Low-voltage is not automatically exempt.

Some single-family low-voltage rows are treated differently from commercial fire alarm, access control, and electrified fence. Name the system. “Low voltage” is not a category.

— Plumbing and gas — the interceptor is not a fixture

☐ Grease interceptor, sanitary replacement, medical gas, sewer connection.

Those are different categories from a water-closet count. A grease interceptor is not a P-trap. Replacing a sanitary trunk line is not a fixture permit. Sewer connection to the public system is not the same review as the building plumbing.



☐ **Natural gas and LP gas are different sheets / categories.**

Outlets, appliances, meters, tanks, and flue. An exact water-heater change-out is not a new gas system. Do not mix LP tanks into the natural-gas fixture count.

☐ **Condensate lives on both desks.**

Mechanical 307 is the drain from the equipment. Plumbing is where that drain lands. If the fee sheet and the drawing disagree on who owns the condensate, inspection will pick one and fail the other.

The invoice we see first

GC pulled electrical Category 31 for the AC swap, skipped mechanical, and added a Type I hood to the RTU permit. Three comments, two extra applications, and a 180-day clock already running on the wrong process number.

What to send

Scope (new / change-out / hood / temp / interceptor), tonnage or fixture count if you have it, folio, and whether any work started. We will say which County door — not quote a fee. Open the live sheet for dollars.

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 fee quote, a County instruction, or a representation about permit approval. Confirm the live Miami-Dade fee PDFs the day you apply. This is not legal advice.