



A grease interceptor is not a P-trap. An isometric is not a floor plan with fixtures.

Original Masterbuild PE packet for unincorporated Miami-Dade. Not a copy of the County plumbing-commercial.pdf. Confirm the adopted Florida Building Code, Plumbing. Water and Sewer is a different review from the building plumbing desk — this packet does not take that work on as a Masterbuild service.

Before the portal

☐ Isometrics, slope, and cleanouts are on the sheet.

A furniture plan with plumbing fixtures is not an isometric. Horizontal drain slope and cleanout locations have to be readable. "Per code" is the comment.

☐ Grease interceptor sized to the menu, not the fixture count only.

County plumbing review treats grease traps/interceptors as their own cluster. The fee sheet has a separate interceptor category. A floor sink is not an interceptor. Draw the venting of the interceptor.

☐ Backflow is named at the connection that needs it.

Potable protection, irrigation, fire water, and hydronic makeup are different devices. If the civil or fire sheet owns a device, the plumbing isometric still has to show it or point to it.

☐ Water heater: exact change-out or new.

Expansion, relief discharge, combustion air / vent (if fuel-fired), and pan. Fuel-fired in or next to a garage is 304.3 / 304.6 — mechanical and plumbing both have a sentence.

☐ Sanitary replacement, storm, and sewer connection are different doors.

Replacing a sanitary trunk line is a published plumbing category. Storm leaders are not sanitary. Connection to the public sewer is not the same stamp as the building plumbing.

☐ Medical gas is not "just another pipe."

When the occupancy is health care, medical gas is its own fee category and its own standard. Do not hide it in general plumbing.

The redline we see first

Restaurant TI with a 3-compartment sink, no interceptor on the isometric, condensate from the new RTU dumped to a mop sink with no trap primer story, and the GC sure "WASD will catch it later."

What to send

Fixture count, whether there is food service, interceptor existing or new, water-heater change-out or new, and the comments PDF. Folio (30?).



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 plumbing design, an interceptor sizing, or a representation about permit approval. Confirm the live County plumbing guideline and fee sheet. This is not legal advice.