



A zero-foot wall is unpierced. Exhaust, intake, a dryer, or a louver is how you just bought a five-foot setback.

Original Masterbuild PE packet. Not a copy of 33-51 and not a Fire spacing table. Business and industrial districts: interior side and rear can be zero feet where the wall is unpierced and built to the Florida Building Code. Five feet where any openings are provided. Mixed residential-business uses the residential setbacks for the entire building. Confirm live.

What counts as an opening on that wall

☐ Louvers, exhaust outlets, make-up air, dryer vents, and operable sash are openings.

The architect drew a 0-foot property-line wall. The kitchen or the toilet room still has to breathe. That penetration is the zoning comment. Relocate the outlet, use a mechanical penthouse, or accept the five-foot setback. Do not hide a louver in a 'solid' wall on the permit set.

☐ Residential occupancy in a BU building pulls residential setbacks for the whole building.

33-51(e). A dwelling over the shop is not 'the commercial setbacks downstairs.' Confirm live. MEP has to land inside the residential envelope, not the 0-foot commercial one.

☐ Where BU/IU abuts RU, EU, or GU, the side and rear numbers change.

Fifteen feet interior side against RU/EU/GU in the published text, with a GU-as-Industrial exception. Rear twenty feet from a residential district boundary, alley width credited. We do not replace the table. We will say whether the exhaust still has no row.

☐ Spacing between buildings is Miami-Dade Fire Rescue. Fire is a second desk.

33-50(d) and 33-51(f). We do not invent Fire separation distances. See the fire-desk packet. Mechanical exhaust termination still has its own IMC distances to openings, intakes, property lines, and grade — confirm the adopted mechanical section.

The fail we see first

0-foot wall on the site plan, Type I hood out the side, makeup air in the same wall, Fire still unpaid, and Zoning asking why the wall is pierced. Revision. The 180-day clock is a different door.

What to send

Which wall is on the property line, every penetration in that wall, and whether any floor is residential.

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 a zoning determination, a Fire spacing, or a representation about passing. Confirm live 33-51 and the adopted mechanical exhaust section. This is not legal advice.