



Roof screens that hide the unit from the street cannot hide the unit from the mechanic. IMC 306.5 is how you get up. 304.11 is how you do not fall off.

Original Masterbuild PE packet. Chapter 33-193.12 says mechanical equipment on roofs shall be screened from view by parapets or other architectural elements, and ground equipment by walls or landscape. That is zoning. Service access and roof-edge protection are still mechanical code. Confirm the adopted Florida Building Code, Mechanical, and the live zoning section.

Two codes, one roof

☐ Screening is the architectural requirement. Access is the mechanical requirement.

A solid parapet that looks finished from the street is a failed 306.5 if there is no permanent roof access. A screen wall that sits on the working side of the unit is a failed service space. See Masterbuild's roof-equipment-access and roof-edge-guard hubs. We do not invent a clearance number here.

☐ Ground equipment screened from the street still needs working space and a condensate path.

Workforce multifamily packs equipment into side yards. Screening cannot turn the pad into a closet. Electrical working space is shown, not stored in. Gas still has to be bonded. Condensate still has to terminate.

☐ Dumpsters, service areas, and lighting are on the same site plan as the equipment.

County ASPR exhibits: lighting fixtures, waste collection, backflow, energy-conservation methods. MEP has to land on that sheet, not in a later shop drawing emailed to the inspector.

The fail we see first

Workforce expedite approved at site plan, RTU placed 6 feet from the roof edge with a decorative screen and no ladder, inspector at mechanical final cannot service the unit, and 306.5 / 304.11 comments land after the Housing covenant is recorded. Revision. The 180-day clock is a different door.

What to send

Roof plan, screen/parapet height, how you get onto the roof, and distance from equipment to the edge. We will say whether access still has no row — not whether zoning will accept the screen.

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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+1 (786) 398-6940 · Calendly: 30-minute scoping call

Masterbuild provides engineering services under a written scope. Nothing in this packet is a zoning approval, a 306.5 determination for your roof, or a representation about passing. Confirm live 33-193.12 and the adopted mechanical code. This is not legal advice.