

Miami-Dade County — Residential

Building Plan Review Checklist



2023 Florida Building Code · Single family homes, duplexes, and townhouses (FBC-Re 101.2) · Code volume suffixes:
Building (Bl) · Residential (Re)

COURTESY REFERENCE

This checklist reproduces the code-requirement categories published by Miami-Dade County's Department of Regulatory and Economic Resources (RER), Permitting and Inspection Center, for residential building plan review under the 2023 Florida Building Code. Use it as a self-review companion before submittal. Code requirements and county forms are updated periodically — always confirm the current version through the official Miami-Dade RER Plan Review Guidelines page before relying on this checklist for a live submittal. This is a general reference, not a substitute for a project-specific review by a licensed design professional.

HOW TO USE THIS CHECKLIST

Check off each line as your drawing set actually addresses it — not just as you read it. Any box left unchecked when you're ready to submit is a real redline risk. Boxes marked FIELD INTEL flag the categories that generate the most review comments on Miami-Dade submittals, based on standard plan-review practice.

Administration

	Requirement	Code Ref.
☐	Complete signed and sealed construction documents	101.2.1 (Re), FBC 107.1 (Bl)

Exterior Wall Location

	Requirement	Code Ref.
☐	Fire-resistance rating / fire separation distance	302.1 (Re)

Room Planning Requirements

	Requirement	Code Ref.
☐	Minimum dimensions, area, illumination and ventilation — 303 through 305 (Re) — see Table RB-1 below	303-305 (Re)

FIELD INTEL — MasterBuild PE review notes

Table RB-1's minimum room dimensions, ceiling heights, and natural light/ventilation percentages (Sections 303-305) are the most common source of last-minute plan revisions on a residential set, especially in additions and remodels where an existing room gets repurposed. Check every habitable room, kitchen, and bathroom against Table RB-1 before submittal, not just the new construction.

Sanitation

	Requirement	Code Ref.
☐	Water closet, lavatory, tub or shower, kitchen area w/ sink	306, 307 (Re)

Glazing in Hazardous Locations

	Requirement	Code Ref.
☐	Identification and required testing	308.1, 308.3 (Re)
☐	Hazardous locations reserved, refer to Chapter 24	308.4, 4410.1 (Re); 4410.1 (B1)
☐	Guards and window fall protection	312 (Re)
☐	Skylight and sloped glazing	308.6, 4410.1 (Re)
☐	Louvered windows / jalousies	308.2 (Re)

FIELD INTEL — MasterBuild PE review notes

Impact-rated or protected glazing (308, 4410.1) in the wind-borne debris region is a South Florida-specific checkpoint reviewers scrutinize closely — confirm every opening's product approval (NOA) actually matches what's specified on the window schedule, not just a generic "impact glass" note.

Garages and Carports

	Requirement	Code Ref.
☐	No opening between garage and sleeping room	302.5.1 (Re)
☐	Garage-to-residence opening protection	302.5.1 (Re)
☐	Garage-dwelling separation	302.6 (Re)
☐	Non-combustible floor surface	309.1 (Re)
☐	Two open-side carport, non-combustible floor & sloped floors	309.2 (Re)

FIELD INTEL — MasterBuild PE review notes

Garage-dwelling fire separation (302.6) — the rated door, self-closer, and continuous rated assembly between the garage and any habitable space — is a frequent field-inspection failure when a self-closing hinge gets swapped for a standard one during construction. Note the self-closer requirement explicitly on the door schedule, not just the fire rating.

Storm Shutters

	Requirement	Code Ref.
☐	Installed in openings above the 1st floor	4410.1 (Re), 2413.6.1 (B1)

Egress

	Requirement	Code Ref.
☐	Emergency escape window and rescue openings — see Table RB-1 below	310.1 (Re)
☐	Window wells	310.2.3 (Re)
☐	One exit door from each dwelling unit	311.2 (Re)
☐	Exit door size (32" min. clear width)	311.2 (Re)

	Requirement	Code Ref.
☐	Exit access or hallway > 3'	311.6 (Re)
☐	Minimum landing 36"	311.3 (Re)
☐	Ramp slope maximum 1:12	311.8.1 (Re)
☐	Handrails required for ramps exceeding a slope of 1:12	311.8.3 (Re)
☐	Ramp landing min. 3' x 3'	311.8.2 (Re)
☐	Minimum requirements for stairways — see Table RB-1 below	311.7 (Re)
☐	Winders, spiral stairways	311.7.5.2.1, 311.7.10.1 (Re)

FIELD INTEL — MasterBuild PE review notes

Emergency escape and rescue opening dimensions (310.1) — net clear opening area, height, width, and maximum sill height — are checked room-by-room, and a single undersized bedroom window fails the whole set. Verify actual manufacturer clear-opening dimensions against 310.1, not the rough opening size shown on the elevation.

Wall Covering

	Requirement	Code Ref.
☐	Gypsum board, in showers and water closets	4411.1 (Re), 2506, 2508, 2509 (B1)
☐	Lathing and plastering	4411.1 (Re), 2507 (B1)
☐	Lathing and furring for cement plaster (stucco)	4411.1 (Re), 2510 (B1)
☐	Plaster (interior, exterior, exposed aggregate)	4411.1 (Re), 2511, 2512, 2513 (B1)
☐	Plastics	2601 (B1), 4412.1 (Re)

Table RB-1 — Room Planning Requirements (Sections 303-305, Re)

Use	Area (ft ²)	Min. Dimensions	Min. Ceiling Ht. (nonsloped)	Min. Ceiling Ht. (sloped)*	Natural Light	Natural Ventilation
Habitable rooms	70	7'-0"	7'-0"	5'-0"	8% floor area	4% floor area
Kitchen	70	N.A.	7'-0"	5'-0"	8% floor area	4% floor area
Bathroom	N.A.	N.A.	6'-8"	5'-0"	3 sq. ft.	1½ sq. ft.

* Not more than 50% of the required room area is allowed to have a sloped ceiling less than 7'-0" in height. Emergency escape and rescue opening (Section 310, Re) — required in every sleeping room, basement, and habitable attic. Net clear opening: 5.7 sq. ft. (5.0 sq. ft. at grade floor level). Net clear opening height: 24". Net clear opening width: 20". Max. sill height: 44". Stairways (Section 311.7, Re) — Minimum width: 3'-0". Maximum rise: 7¾". Minimum tread: 10". Nosing: ¾"-1¼". Minimum headroom: 6'-8".

SELF-SCORE YOUR SUBMITTAL

Count your checked boxes against the total line items above, category by category. A fully-checked category means your set is ready for that scope. Any category with unchecked boxes is your redline risk list — the exact items a Miami-Dade plan reviewer is most likely to flag first.

Source: Miami-Dade County Department of Regulatory and Economic Resources (RER), Permitting and Inspection Center, 11805 SW 26 Street, Miami, FL 33175-2474 — Residential Plan Review Guidelines (Building Review). Reproduced as a courtesy reference; confirm the current published version at miamidade.gov before use on an active submittal.



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Found unchecked boxes? Want a second set of eyes before you submit? Request a Proposal.

