

Miami-Dade County — Residential

Mechanical Plan Review Checklist



2023 Florida Building Code · Single family homes, duplexes, and townhouses (FBC-Re 101.2) · Code volume suffixes:
Energy Conservation (Ec) · Fuel/Gas (Gs) · Mechanical (Me) · 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 mechanical 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.

Energy Conservation Code

	Requirement	Code Ref.
☐	Residential buildings	R101.4 (Ec)
☐	Compliance	R401.2 (Ec)
☐	Existing buildings	R Chapter 5 (Ec)
☐	Exempt buildings	R101.4.2 (Ec)
☐	Information on construction documents	R103.2
☐	Building thermal envelope depiction	R103.2.1
☐	Systems	Section 403 (Ec)
☐	Fenestrations	R303.1.3, R402.3, R405.5.3
☐	Walls	R402.2
☐	Doors	R402.3.2 (Ec), R405.5.3 (Ec)
☐	Ceilings	R402.2.1, R402.2, R402.2.3 (Ec), R402.2.6 (Ec), R405.2.1 (Ec)
☐	Floors	R402.2.8 (Ec)
☐	Air leakage	R402.4 (Ec)
☐	Space cooling & heating systems	R403.7 (Ec)
☐	Ventilation systems	R403.6 (Ec)
☐	Air distribution systems	R403.3 (Ec)

	Requirement	Code Ref.
☐	Piping	R403.4 (Ec)
☐	Water heating systems	R403.5 (Ec)

FIELD INTEL — MasterBuild PE review notes

The energy-code compliance path (R401.2) is the single biggest cause of RFIs on residential mechanical sets. Reviewers cross-check that the submitted energy calculation's assumed equipment SEER/AFUE, duct leakage class, and envelope inputs actually match what's drawn on the mechanical plan and equipment schedule — a mismatch between the load calc and the equipment schedule is close to an automatic bounce.

Chimneys and Fireplaces

	Requirement	Code Ref.
☐	Listed, labeled, installation	R1001-1006 (Re)

Mechanical Systems

	Requirement	Code Ref.
☐	Appliance labeling, access, installation	R1303-1308 (Re)

Heating and Cooling Equipment

	Requirement	Code Ref.
☐	Sizing of heating and cooling equipment	M1401.3 (Re)
☐	Requirements specific by equipment	M1402-1415 (Re)

Exhaust Systems

	Requirement	Code Ref.
☐	General exhaust requirements	Chapter 15 (Re)

Duct Systems

	Requirement	Code Ref.
☐	Design and construction	M1601 (Re)
☐	Return air	M1602 (Re)

FIELD INTEL — MasterBuild PE review notes

Return-air path (M1602) is one of the most common field corrections on South Florida single-family work, especially when a central return relies on transfer grilles or door undercuts instead of a dedicated return duct to every closed room. Confirm every bedroom has a real, sized return path before submittal, not just a supply.

Combustion Air

	Requirement	Code Ref.
☐	Supply, prohibited sources, opening area	G2406, G2407

	Requirement	Code Ref.
☐	All air from inside the building	G2407.5
☐	All air from outdoors	G2407.6

FIELD INTEL — MasterBuild PE review notes

Combustion-air sizing (G2406/G2407) is easy to get wrong in a tight mechanical closet. Verify the free-area calculation for both openings, not just the room-volume method, especially when the water heater and the air handler share the same closet — undersized openings are a routine field-inspection failure, not just a plan-review comment.

Chimneys and Vents

	Requirement	Code Ref.
☐	General requirements	M1801 (Re)
☐	Components	M1802 (Re)
☐	Connectors	M1803 (Re)
☐	Masonry and factory-built chimneys	M1805 (Re)

FIELD INTEL — MasterBuild PE review notes

Vent termination clearances (M1801-M1805) next to operable windows, soffits, and property lines are a frequent field correction on infill lots. Confirm the vent termination point against the actual site plan and setbacks, not just the mechanical riser diagram.

Special Fuel-Burning Equipment

	Requirement	Code Ref.
☐	General requirements	Chapter 19 (Re)

Boilers / Water Heaters

	Requirement	Code Ref.
☐	General requirements	Chapter 20 (Re)

Hydronic Piping

	Requirement	Code Ref.
☐	General requirements	Chapter 21 (Re)

Special Piping

	Requirement	Code Ref.
☐	General requirements	Chapter 22 (Re)

Solar Systems

	Requirement	Code Ref.
☐	General requirements	Chapter 23 (Re)

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 (Mechanical 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.](#)

