

Miami-Dade County — Commercial

Plumbing Plan Review Checklist



2023 Florida Building Code · Code volume suffixes: Building (B1) · Fuel/Gas (Gs) · Plumbing (P1)

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 commercial plumbing 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.
☐	Submit construction documents: site plans	107.1 (B1)
☐	Riser diagram	107.2 (B1)
☐	Water calculations	107.3, 107.4 (B1)

Plumbing Fixtures

	Requirement	Code Ref.
☐	Identify building occupancy	Chapter 3, 4 (B1), 403.1 (P1)
☐	Provide occupant load / total occupant load	403.1.1, 403.3 (P1)
☐	Determine required number of fixtures by occupant load	403.1, 403.1.1 (P1); refer to fixture calculation worksheet form CP-1
☐	Minimum fixtures	403.1 (P1)
☐	Separate facilities	403.2 (P1)
☐	Distribution of fixtures	403.3 (P1)
☐	Employee fixture locations	403.1, 403.4, 403.3 (P1)
☐	Customer, patron and visitor facilities	403.3, 403.4 (P1)
☐	Fixture spacing and location	405 (P1)
☐	Toilet room requirements	310 (P1)

FIELD INTEL — MasterBuild PE review notes

The required-fixture-count calculation (403.1, worksheet CP-1) is the highest-volume commercial plumbing RFI in Miami-Dade — it drives from occupant load, and occupant load itself is set by the building/architectural plan, so a mismatch between the two disciplines' assumptions is the actual root cause almost every time. Confirm the plumbing fixture count and the architectural occupant-load calc were run from the same occupancy numbers before submittal.

Fixture, Fixture Fitting Standards, Installation Requirements

	Requirement	Code Ref.
☐	Water closets	425 (P1)
☐	Urinals	424 (P1)
☐	Lavatories	419 (P1)
☐	Bidets	408 (P1)
☐	Bathtubs	407 (P1)
☐	Showers	421 (P1)
☐	Whirlpool bathtubs	426 (P1)
☐	Drinking fountains	410 (P1)
☐	Service and kitchen sinks	422 (P1)
☐	Dishwashers	409 (P1)
☐	Food waste grinders	416 (P1)
☐	Grease traps and interceptors	1003 (P1)
☐	Garbage can washers	417 (P1)
☐	Clothes washers	406 (P1)
☐	Laundry trays	418 (P1)
☐	Floor drains	413 (P1)
☐	Specialty fixtures	402.2, 423 (P1)
☐	Flushing devices	425 (P1)
☐	Faucets and fixture fittings	412 (P1)
☐	Antiscald valves	424.3-424.5 (P1)
☐	Backflow preventers	608 (P1)
☐	Water conservation	MDC Ordinance 8-31

Water Supply and Distribution — Design

	Requirement	Code Ref.
☐	Trenching	306 (P1)
☐	Water service separation	603.2, 703.1 (P1)
☐	System design	604 (P1)
☐	Maximum flow	604.4 (P1)

	Requirement	Code Ref.
☐	Pressure boosters	604.7, 606.5 (P1)
☐	Water hammer	604.9 (P1)

Water Supply and Distribution — Valves

	Requirement	Code Ref.
☐	Full open	606.1 (P1)
☐	Shutoff	606.2 (P1)
☐	Access	606.3 (P1)
☐	Valve identification	606.4 (P1)

Water Supply and Distribution — Hot Water System

	Requirement	Code Ref.
☐	Hot water requirements	607.1 (P1)
☐	Tempered water for accessible hand-washing facilities	607.1, 416.5 (P1)
☐	Return circulation	607.2 (P1)
☐	Thermal expansion control	607.3 (P1)

FIELD INTEL — MasterBuild PE review notes

Tempered water at accessible hand-washing fixtures (607.1, 416.5) is frequently missed on commercial restroom sets that reuse a residential-style hot-water layout — accessible lavatories need tempered (not just hot) water delivery, and this is a common accessibility-review cross-reference reviewers catch. Confirm the water heater/mixing valve strategy actually delivers tempered water to every accessible fixture, not just domestic hot water generally.

Water Supply and Distribution — Water Heaters

	Requirement	Code Ref.
☐	Labeling	501.5 (P1)
☐	Maximum temperature, tankless heaters	501.6 (P1)
☐	Relief valves	504.4, 504.5 (P1)
☐	Relief valve discharge	504.6 (P1)
☐	Pan	504.7 (P1)

Water Supply and Distribution — Protection of Potable Water

	Requirement	Code Ref.
☐	Identification of systems	608.8 (P1)
☐	Backflow protection	608.1, 608.13 (P1)
☐	Protection of outlets	608.15 (P1)
☐	Connections to system	608.16 (P1)

FIELD INTEL — MasterBuild PE review notes

Backflow protection (608.1, 608.13) at every cross-connection — irrigation, fire lines, boilers, chemical feed, grease-trap flush stations — is one of the categories most likely to have a missing device caught only at inspection, because it spans multiple disciplines' scope. Build a single cross-connection schedule that names the required backflow device type and location for every connection, and cross-check it against the fire and irrigation plans, not just plumbing.

Water Supply and Distribution — Individual Water Supply

	Requirement	Code Ref.
☐	Quality and quantity	602.3.2, 602.3.3 (P1)
☐	Pumping equipment	602.3.5 (P1)

Water Supply and Distribution — Disinfection of Potable System

	Requirement	Code Ref.
☐	Procedure/specifications submitted	610 (P1)

Drainage System

	Requirement	Code Ref.
☐	Fixture traps	1002.1 (P1)
☐	Trap seals	1002.4 (P1)

Stacks

	Requirement	Code Ref.
☐	Sizing	710 (P1)
☐	Horizontal offsets	711 (P1)
☐	Change of direction	706.1 (P1)

Horizontal Branches

	Requirement	Code Ref.
☐	Sizing	710 (P1)
☐	Pitch	704.1 (P1)
☐	Connections to offsets and stacks	704.3 (P1)
☐	Change of direction	706.1, 706.3 (P1)

Building Drain and Sewer

	Requirement	Code Ref.
☐	Sizing	710 (P1)
☐	Pitch	704.1 (P1)
☐	Sewage pump or ejector	712 (P1)

	Requirement	Code Ref.
☐	Backwater valves	715, 1101.9 (P1)

Cleanouts

	Requirement	Code Ref.
☐	Horizontal lines	708.1.1 (P1)
☐	Change of direction	708.1.4 (P1)
☐	Building drain junction	708.1.3 (P1)
☐	Manholes	708.1.7 (P1)
☐	Size	708.1.5 (P1)
☐	Clearances	708.1.9 (P1)
☐	Plugs	708.1.6 (P1)

Indirect Waste

	Requirement	Code Ref.
☐	Where required	802.1 (P1)
☐	Installation	802.2 (P1)
☐	Waste receptors	802.3 (P1)
☐	Standpipes	802.3.3 (P1)

Special Waste

	Requirement	Code Ref.
☐	Temperature	702.5 (P1)
☐	Corrosive waste	803.2 (P1)

Venting

	Requirement	Code Ref.
☐	Individual vents	910 (P1)
☐	Common vents	911 (P1)
☐	Wet venting	912 (P1)
☐	Waste stack vents	913 (P1)
☐	Circuit venting	914 (P1)
☐	Relief vent	908 (P1)
☐	Combination drain & vent	915 (P1)
☐	Island venting	916 (P1)
☐	Fixture vents	909 (P1)
☐	Vent size	906 (P1)

	Requirement	Code Ref.
☐	Branch vents	906.4 (P1)
☐	Sump vents	906.5 (P1)
☐	Air admittance valves	918 (P1)
☐	Main vent	904.1 (P1)
☐	Vent stack	904.2 (P1)
☐	Vent stack connection	904.4 (P1)
☐	Vent headers	904.5 (P1)
☐	Drainage stack offsets	907 (P1)
☐	Single vent stack system	917 (P1)

FIELD INTEL — MasterBuild PE review notes

Air admittance valves (918) are one of the most-abused venting shortcuts on commercial tenant fit-outs — they're often substituted for a proper vent stack in locations the code doesn't actually permit them (like the last fixture on a drainage system without any other vent). Confirm every AAV location against the specific permitted-use limits in 918 before relying on them to close out a venting design.

Vent Installation

	Requirement	Code Ref.
☐	Vent terminals	903 (P1)
☐	Vent grade	905.2 (P1)
☐	Vent connection	905.1, 905.3 (P1)
☐	Vertical rise	905.4 (P1)
☐	Height above fixture	905.5 (P1)
☐	Future fixtures	905.6 (P1)

Storm Drainage

	Requirement	Code Ref.
☐	Cleanouts	708, 1101.8 (P1)
☐	Horizontal drain, storm drain, conductor and leader sizing	1106.1-1106.3 (P1)
☐	Roof gutter sizing	1106.6 (P1)
☐	Secondary roof drains	1108 (P1)
☐	Combined sewers	1104.2, 1109.1 (P1)
☐	Subsoil drains	1111 (P1)
☐	Building subdrains	1112 (P1)
☐	Roof drains	1105 (P1)
☐	Controlled flow system	1110 (P1)

FIELD INTEL — MasterBuild PE review notes

Secondary (overflow) roof drains or scuppers (1108) are a frequent commercial roof-drainage RFI, especially on low-slope roofs where the primary drain sizing looks right but no independent overflow path is shown. South Florida's rainfall-intensity design storms make this a genuine ponding-load risk, not just a paperwork gap — show the secondary drainage path explicitly, sized independently of the primary system.

Materials

	Requirement	Code Ref.
☐	Material identification and labeling	303.1, 303.4 (P1)
☐	Drain/waste/vent pipe, above ground	702.1 (P1)
☐	Drain/waste/vent pipe, underground	702.2 (P1)
☐	Chemical waste	702.6 (P1)
☐	Storm drainage pipe, inside conductors	1102.2 (P1)
☐	Storm drainage pipe, underground	1102.3 (P1)
☐	Subsoil drain	1102.5 (P1)
☐	Roof drains (pipe)	1102.6 (P1)
☐	Building sewer pipe, sanitary	702.3 (P1)
☐	Building sewer pipe, storm	1102.4 (P1)
☐	Water service pipe	605.3 (P1)
☐	Water distribution pipe	605.4 (P1)
☐	Lead-free	605.2 (P1)
☐	Joints and connections, approved type	605, 705 (P1)

Piping Support and Installation

	Requirement	Code Ref.
☐	Hanger/support	308, Table 308.5 (P1)
☐	Corrosion protection	305.1 (P1)
☐	Stress and strain	305.2 (P1)
☐	Annular space	305.1.1 (P1)
☐	Footing and foundation protection	305.3 (P1)
☐	Fastener penetration	305.1.1 (P1)
☐	Waterproofing of openings	305.5 (P1)
☐	Floodproofing	309 (P1)
☐	Penetration protection	305.6, 307.3 (P1)
☐	Support intervals	308.5, 308.9, 306.1 (P1)
☐	Anchorage	308.7 (P1)
☐	Bracing	308.6 (P1)

Interceptors and Separators

	Requirement	Code Ref.
☐	Interceptors, approval	1003.2 (Pl)
☐	Grease traps and interceptors	1003.3-1003.5 (Pl)
☐	Interceptor venting	1003.9 (Pl)
☐	Interceptor access	1003.10 (Pl)
☐	Separators, approval	1003.2 (Pl)
☐	Separator design	1003.4 (Pl)
☐	Separator venting	1003.9 (Pl)
☐	Separator access	1003.10 (Pl)

FIELD INTEL — MasterBuild PE review notes

Grease-interceptor sizing (1003.3-1003.5) is the top commercial food-service plumbing RFI in the county — sizing has to be based on actual fixture flow-rate load (sinks, dishwashers, floor drains tied to food prep), not a rule-of-thumb per seat count. Undersized interceptors also become a recurring code-enforcement and health-department issue after occupancy, so this is worth getting right at design, not value-engineering down.

Fuel-Gas Piping — Material

	Requirement	Code Ref.
☐	Piping materials	403.1-403.6 (Gs)
☐	Joints and connections	403.9-403.13 (Gs)
☐	Identification	401.5 (Gs)

Fuel-Gas Piping — Installation

	Requirement	Code Ref.
☐	Piping location	404.3, 404.4 (Gs)
☐	Piping protection	404.7 (Gs)
☐	Piping through foundation walls	404.6 (Gs)
☐	Minimum burial depth	404.12 (Gs)
☐	Protection against corrosion	404.11 (Gs)
☐	Plastic pipe	404.17 (Gs)
☐	Piping bends and changes of direction	405 (Gs)

Other Gas Piping Systems

	Requirement	Code Ref.
☐	Liquefied petroleum gas motor vehicle fuel-dispensing stations	412 (Gs)
☐	Compressed natural gas motor vehicle fuel-dispensing stations	413 (Gs)
☐	Supplemental and standby gas supply	414 (Gs)

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 — Commercial Plan Review Guidelines (Plumbing 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.