

Miami-Dade County — Residential

Plumbing Plan Review Checklist



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

Water Supply and Sewage Disposal

	Requirement	Code Ref.
☐	Pipe location and depth	2603 (Re)
☐	Piping support	Table 2605.1 (Re)
☐	Listed plastic materials	2609.3, 2609.4 (Re)

Plumbing Fixtures

	Requirement	Code Ref.
☐	General fixture requirements	Chapter 27 (Re)
☐	Plumbing fixture spacing	2705.1 (Re)
☐	Waste receptors	2706 (Re)
☐	Directional fittings	2707 (Re)
☐	Showers	2708 (Re)
☐	Shower receptors	2709 (Re)
☐	Lavatories	2711 (Re)
☐	Water closets	2712 (Re)
☐	Bathtubs	2713 (Re)
☐	Sinks	2714 (Re)

	Requirement	Code Ref.
☐	Laundry tubs	2715 (Re)
☐	Food waste grinders	2716 (Re)
☐	Dishwashing & clothes washing machines	2717-2718 (Re)
☐	Floor drains	2719 (Re)
☐	Whirlpool bathtubs	2720 (Re)

FIELD INTEL — MasterBuild PE review notes

Fixture spacing (2705.1) — clearance in front of and beside water closets, and minimum spacing between fixtures — is a routine field-inspection failure when the architectural bath layout gets value-engineered after the plumbing plan was drawn. Cross-check the final bathroom layout against 2705.1 clearances right before submittal, not just at schematic design.

Water Heaters

	Requirement	Code Ref.
☐	Required	2801.1 (Re)
☐	Location	2801.4, 2801.5, 2801.7 (Re)
☐	Required pan	2801.6 (Re)
☐	Relief valves	2804 (Re)

FIELD INTEL — MasterBuild PE review notes

Water heater pan and relief-valve discharge routing (2801.6, 2804) in an attic or interior closet installation is a common field flag — the discharge line has to terminate to an approved location, not just drop into the pan. Confirm the discharge termination point on the plan, not just the presence of the pan.

Water Supply and Distribution

	Requirement	Code Ref.
☐	Required	2901.1 (Re)
☐	Protection	2902 (Re)
☐	Design	2903 (Re)
☐	Materials	2906 (Re)
☐	Changes in direction	2907 (Re)
☐	Support	2908 (Re)
☐	Treatment units	2909 (Re)

Sanitary Drainage

	Requirement	Code Ref.
☐	Drain, waste and vent pipe sizing and riser diagram	3005, 3006, Chapter 31 (Re)
☐	Sumps and ejectors	3007 (Re)
☐	Backwater valves	3008 (Re)

	Requirement	Code Ref.
☐	Fixture traps	3201 (Re)

FIELD INTEL — MasterBuild PE review notes

A missing or incomplete DWV riser diagram (3005, 3006) is one of the fastest ways to get a residential plumbing set kicked back before a reviewer even reaches the fixture count — the riser diagram is what lets the reviewer verify pipe sizing and venting in one view. Don't submit a plan view alone; include the riser.

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 (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.](#)