



City of North Miami Beach, Florida

BUILDING DEPARTMENT

PHASE PERMIT FOR FOUNDATION ONLY

GUIDELINES

The section 105.13 of the Florida Building Code (2010) authorizes the Building Official to issue a phased permit. It is to the discretion of the Building Official to issue such permit. The City of North Miami Building Department requires the following documents to be submitted for “Foundation Only” permit. Depending of the magnitude of the project, these requirements may change as it is very important all information to assess the loads acting on the foundations is required. These are only guidelines.

The following documents with clear identification (in form of Bold AUTOCAD printout or a stamp) for **REFERENCE ONLY DOCUMENTS** are required to be submitted. A permit pertaining to these documents will not be issued. These documents would only provide information to assess the loads on the foundation. These documents will be submitted again for the permit of the entire building.

- 1) Architectural floor plans
- 2) Architectural sections
- 3) Layout of mechanical roof top equipments
- 4) Structural floor plans
- 5) Any other information used by the Structural Engineer of Record to determine the loads on the foundations.

The following documents are required for the foundation permit. They will be used for the foundation construction.

- 1) Foundation plans
- 2) Foundation details and schedules
- 3) Column sizes and details at the ground floor.
- 4) Structural notes related to the foundation (like code references, design load criteria, wind load parameters, material specifications, references to the soil report with the Geotechnical recommendations – if applicable)
- 5) Analysis of the complete building to determine the forces on the foundations.
- 6) Foundation analysis and design
- 7) Soil report (if applicable)
- 8) Special inspection forms for soil compaction and piles (if applicable)
- 9) Threshold inspection plan (if applicable)

A letter from the Owner will be required taking full responsibility of the work if the drawings related to the super structure are (in future) not approved in accordance with the foundation drawings.