



# **City of North Miami Beach, Florida**

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## **BUILDING DEPARTMENT**

### **MISCELLANEOUS ELECTRICAL JOBS REQUIRING PERMITS**

01. "SAFETY INSPECTION" of service equipment at FPL Power Source
02. Construction GFI power outlets (Temp Pole for Construction)
03. 90 day temporary power for test of newly constructed wiring
04. Service changes for upgrade or relocation
05. Service repairs to existing without increase in amperage
06. Temporary event power & lighting (1 to 90 days)
07. Rooftop/Cell Tower communication equipment
08. Solar Voltaic Systems
09. Standby Generators; permanent/portable
10. Electrical Signs and Displays
11. Residential Interior Renovations, Kitchen, Bathrooms, Smoke Alarms
12. Security Systems: Burglar Alarms, Camera systems
13. Fire Alarms, entry access systems
14. Pools & Fountains
15. Elevator Rooms



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### **01. “SAFETY INSPECTION” OF SERVICE EQUIPMENT AT FPL POWER SOURCE**

When FPL service has been “TURNED OFF” at a property, a safety inspection of the electrical metering and overcurrent system at the service may be required by the utility company before reenergizing the equipment.

An electrical contractor will be required to be hired by the owner of the property to inspect the service equipment and obtain an electrical permit.

If the electrical contractor inspects the equipment and it meets current code requirements for overcurrent protection, grounding, bonding, clearances, ampacity and is structurally sound, the E.C. may obtain a minimum cost permit for a city NMB Safety Electrical Inspection. The city Electrical Inspector will meet the electrical contractor to inspect the service equipment and if approved will e-mail a meter release approval to FPL the same day.

Once FPL receives the meter release and the account is set up by the new customer, an appointment will be made between FPL and the customer for a “Turn-on Date”.

If the electrical contractor inspects the electrical distribution system in the structure and finds deficiencies, he may provide the owner with a proposal for repairs to the electrical system to meet code and safety requirements. When a proposal is accepted by owner, the contractor may produce plans and scope of work, provide to the City of NMB for plan review and acquire electrical permit and inspections for repairs and code upgrade.

Once approval for service safety or repair is completed a meter release will be sent to FPL.

### **02. CONSTRUCTION GFI POWER OUTLETS ( TEMP POLE FOR CONSTRUCTION )**

Permit application including site plan or survey showing locations of construction power pole, FPL utility pole and service lateral travel path.

Plan and specifications of construction power system meeting minimum standards of FPL service standards (available at [www.FPL.com/builder](http://www.FPL.com/builder)), 2008 NEC AND 2007 Florida Building Code.

Overhead and underground FPL construction service examples are available.

Underground service laterals to be shown on plans including conduit type and depth, wire type and size and path and clearances from property lines, pool and construction excavation areas.

Grounding/Bonding detail required.



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### **03. 90 DAY TEMPORARY POWER FOR TEST**

Electrical contractor must apply for and obtain a 90 Day Temporary Power for Test permit. City NMB release form must be submitted with T for T application.

City of NMB release form must be signed and notarized by general contractor, electrical contractor, owner, tenant and any other parties involved.

A “Temp for Test” inspection must be scheduled and passed.

The electrical wiring of the structure must be completed to the point of safe operation of circuits for all lighting, receptacles and equipment. Any luminaires or equipment not installed shall have wiring capped off and circuits disconnected in panels.

On larger jobs where entire areas or floors are not ready for power, the electrical contractor shall “Lock Off” circuits or feeders to unfinished areas.

Minimum lighting and GFI protection shall be provided and maintained at all times. Construction tools and equipment must not be used on new general use non-GFI electrical receptacle circuits. Construction tools and equipment must always be fed thru GFI protected construction power outlets.

### **04. SERVICE CHANGES AND UPGRADES**

All Service Changes require plans, details and survey or site plan.

All FPL and Utility Services shall be underground for new construction and for renovation jobs that involve a cost of over 50% of the building the service is feeding.

Service plans are required showing location, elevation and clearances of all new and existing service equipment.

Sizes and types of conduits, wiring and overcurrent protection are required.

Details of strapping bonding, patching and fire proofing required.

Service masts thru roof must contain roof repair details.

Overhead service lateral path must provide proper clearances from roofs, sheds, decks, pools or other structures as per NEC 250.

Underground service lateral path must show clearances from pools and fountains. Underground service conductor warning ribbon required as per NEC 300.

Load calculations required for service changes.



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Panel schedules required for new panels or when replacing fuse box with circuit breaker panel.

Grounding and bonding detail required for service changes and upgrades. Include size of service ground conductor, 2 ground rods driven 6' apart, cold water pipe, foundation steel (if new construction) and intersystem bonding terminals.

New services are required to have main overcurrent protection in exterior or accessible location at service.

### **05. SERVICE REPAIRS TO EXISTING WITHOUT INCREASE IN AMPERAGE**

Service Repairs are defined as replacement of meter can, replacement of main breaker or replacement of internal components of either without increase in size or relocation of equipment. Replacement of burned out or corroded conductors of same ampacity is also service repair.

Service Repairs must include upgrade to grounding system to current NEC standards. Include 2 ground rods, cold water bond and intersystem bond terminal installed to current NEC and FPL standards.

If Service Repair involves riser conduit, the finish elevation of the drip loop must have 10' clearance. If service conductors or drip loop are damaged, exposed or have any portion less than 9', a new riser with proper elevations will be required.

If any or all the service equipment is relocated, increased in ampacity, added to or upgraded it is classified a Service Change and all NEC requirements of a new service are required as per Section 04.

### **06. TEMPORARY/SPECIAL EVENT POWER & LIGHTING (ONE TO 90 DAYS)**

Special events are to include, but not limited to temporary power systems for the following: Holiday site or tent lighting and receptacles wiring for sale of fireworks, Christmas trees or pumpkins, carnivals, fairs, community meetings and any other temporary facilities held outdoors for limited time.

Electrical permits for events shall be required when lighting, power and or receptacles are to be used.

All wiring shall be installed in a safe and neat manner using UL Listed equipment.

Plans with details required for permit to show total scope of work.

If using generator, grounding procedures must be followed per manufacturer's requirements.

All 120 volt receptacle circuits shall be grounded and GFI protected.

All devices and wiring must be weather resistant if subject to moisture.



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All wiring shall be protected against damage to prevent shock hazard to personnel.

All wiring shall be ready to inspect by 3:00pm for weekday events. Inspections must be called in a timely manner.

Special events requiring “After Hours” or weekend inspections will be required to prepay for “Special Event Inspections”.

Final inspection shall not be approved until event has ended all electrical equipment is removed, site is clean and clear and all possible hazards are removed.

### **07. ROOFTOP / CELL TOWER COMMUNICATION EQUIPMENT**

Cell/Data equipment installations shall require plans and permits when installed on private property or city easements.

Electrical, Planning & Zoning, Building and Structural reviews shall be required for all rooftop, tower and easement installations.

All Cell/Data equipment shall meet all NEC and Florida Building Code requirements for construction, clearances, support and safety.

Full detailed plans shall be provided to show power system and power source to equipment from existing or new FPL services.

### **08. SOLAR VOLTAIC SYSTEMS**

Solar Voltaic Systems shall be permitted thru Electrical, Building and Planning and Zoning Departments.

Solar Voltaic Systems connected to the FPL Grid must have utility approval and coordination.

Solar Voltaic Systems shall be assemblies that are UL Listed for uses approved.

Full electrical plans are required showing wiring assemblies, safety devices, overcurrent protection, mounting details, interconnection to existing electric system and grounding/bonding requirements.

Plans are required to have details specific to jobsite installation. Generic installation instructions are not sufficient for permitting.

Electrical inspections and FPL approvals are required before connection to Grid.



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### **09. STANDBY GENERATORS; PERMANENT / PORTABLE**

All permanent electrical generators must have building, electrical and zoning approvals. gas fuel type approvals required.

Permanent generators must have plans including site plan/ surveys showing installation location and location of all other utilities, pools and structures in vicinity of new unit.

Plans are required to show distance to all windows, doors and ventilation openings in all building surrounding exhaust ports of new generator.

Generator plans to show capacity of new power source and load intended to be handled by unit.

Transfer switches (automatic and manual) and wiring required to be described in detail on plans. All NEC & FBC requirements apply.

Loads shedding required for all loads greater than automatic generator capacity.

One hour full load testing required for all generators for final inspection.

Portable generators are permitted under event power guide lines.

Site plan required showing proposed generator site. Manufacturers grounding requirements must be followed. All general use receptacles must be GFI protected. All wiring must be installed in a neat and safe manner. Protection of wiring must be provided for the safety of personnel and equipment.

### **10. ELECTRICAL SIGNS AND ILLUMINATED DISPLAYS**

All electric signs require electric, building and zoning approval and inspections.

All signs to be UL labeled.

All signs to be wired to dedicated 20 amp circuit thru time clock or photocell.

All signs to have exterior service disconnect switch at sign.

GFI protection of ballasts required as per NEC 600.

### **11. RESIDENTIAL INTERIOR RENOVATIONS, KITCHENS, BATHROOMS, SMOKE ALARMS**

When interior renovations are done requiring permits, smoke alarms must be installed as per Florida Building Code R313.2.1



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Smoke alarm are required to be hard wired, 120 volt, interconnected to each other and located inside and outside each sleeping area. Carbon monoxide detectors required for residence with gas or attached garage.

When replacing kitchen cabinets in exact same locations or with new kitchen cabinet lay-out the current electrical codes are to be enforced. All counter tops are required to have GFI protected tamperproof receptacles spaced as per NEC210.52. Two 20 amp small appliance circuits are required in addition to dedicated circuits for refrigerator, microwave, dishwasher, disposal, range, ovens and other major appliance circuits. Any and all circuit breakers feeding 2 receptacles on same yoke must utilize a two pole breaker or handle ties for simultaneous disconnect. All multiple circuits using a common neutral must have simultaneous disconnect.

When renovating bathrooms, a GFI protected receptacle is required adjacent to and within 36” of every sink. An operable window or exhaust fan is required for every bathroom. No smoke alarm is allowed to be installed within 36” of a bathroom door.

### **12. SECURITY SYSTEMS: BURGLAR ALARMS, CAMERA SYSTEMS**

Security and camera systems installed in residences and commercial building by contractors must be permitted and inspected. Plans with device locations are not required. A contract including the scope of work with device counts and wire insulation specifications is required. A final inspection is usually the only inspection required.

Security systems with wiring installed thru fire walls require rough inspections for fire penetration repairs.

Home owner installed security and camera “kits” that are manufactured as a “plug in” style system do not need permits or inspections if installed by end user and no other construction is being done.

### **13. FIRE ALARMS SYSTEMS, ENTRY ACCESS SYSTEMS**

Fire alarm and entry access systems are required to be submitted to the City of North Miami Beach Building Department for a process number. The plans with the Building Department process number are then taken by the customer to Miami Dade Fire Department (MDFD) for review and approval. When approved by MDFD a permit must be purchased from MDFD for their inspections. With a copy of the MDFD permit, the plans must then be brought back to Building Department for the Electrical Permit and inspections.

MDFD inspects the functioning of the fire alarm including the device locations, sound, visual, shut down, annunciation and all communication aspects.



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The electrical permit is for the inspections of the electrical wiring, conduit, penetrations, power source, grounding, circuit identification, circuit breaker lock on clamps and the installation and support of ceiling and wall devices.

Both the fire dept and the building dept require rough inspections. the fire dept final is required to be approved before the electrical final may be scheduled.

Entry/exit access systems are also required to be approved and stamped by the fire dept. the plans are brought by the customer to the city for processing numbers, then brought by the customer to the fire dept for approval stamps, then returned to the Building Department for the electrical review, permit and inspections.

### **14. POOLS AND FOUNTAINS**

Swimming pools and fountains are required to have building, electrical, plumbing and zoning approval.

Site plans are required showing distances to all utilities (overhead and underground).

Electric plans are required showing all pool equipment wiring.

Electric plans are required showing bonding grid system

Electric plans are required showing existing service load and new loads. capacity of existing service is required to be large enough for new pumps, heaters and lighting. if existing service is inadequate a service upgrade will be required.

The electric plan is required to be job specific, not a generic set of pool equipment plans. all disconnects are required to be mounted in accessible locations. Disconnects and controls may not be mounted behind or directly above pool equipment.

Pool alarms or safety fences are required to be installed and functioning before final inspections are approved.

### **15. ELEVATORS AND ELEVATOR EQUIPMENT ROOMS**

The City of North Miami Beach does not inspect or regulate elevators, lifts or hoists, elevator controls, equipment, cables or fire alarm interconnection with elevator equipment.

When construction includes new or renovated elevators and equipment, an application must be filed with the following office:



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Miami-Dade County  
General Services Administration  
Facilities and utilities management division  
Office of Elevator Safety  
201 West Flagler Street  
Miami, FL 33130-1510  
Ph: 305.375.1577  
Fax: 305.372.6367

The City of North Miami Beach Building Department permits and inspects the elevator equipment room, feeders, conduit systems and pits. The City will inspect lighting, panels, receptacles, GFI protection, pit lighting and exclusion of other circuits into elevator panels. Ventilation and cooling equipment of equipment rooms and shafts is also permitted and inspected by the City.