



**CITY OF NORTH MIAMI BEACH
BUILDING DEPARTMENT**

**Residential* Plan Review Guidelines
(Building Review)**

Project Address: _____

Instructions for using this form:

1. This form provides a list of code requirements that must be verified by the Building Department before the issuance of a building permit.
2. Code references are to the 2007 Florida Building Code (unless otherwise noted). Suffixes identify the code volume as follows:
Building (BI) - Existing (Ex) - Fuel/Gas (Gs) - Mechanical (Me) - National Electric Code (NEC) - Plumbing (PI) - Residential (Re)
3. Provide the drawing number (Dwg. No.) where compliance with the referenced code section may be verified or check the N.A. box whenever the code provision is not applicable.

****Single family homes, duplexes and townhouses, as defined in 101.2 (Re).***

General Requirement	Specific Code Requirement	Code Section(s)	Dwg. No.	N.A.	Other Information
Administration	Provide complete signed and sealed construction documents	106.1 (BI) 101.2.1 (Re)			
Exterior Wall Location	Fire resistance rating/ fire separation	302.1 (Re)			
Room Planning requirements	Minimum dimensions, area, illumination and ventilation	303 thru 305 (Re)			Refer to Table RB-1 for requirements
Sanitation	Water closet, lavatory, tub or shower, kitchen area w/sink	306, 307 (Re)			
Glazing in hazardous locations	Identification and required testing	308.1, 308.3 (Re)			
	Hazardous locations	308.4, 4410.2.3.1.3 (Re)			
	Glazed panel and operable window safeguards	4410.2.4, 4410.2.5 (Re)			
	Interior hazardous locations	4410.2.6 (Re)			
	Skylight and sloped glazing	308.6, 4410.2.8 (Re)			
	Louvered windows/jalousies	308.2 (Re)			
Garages and carports	No opening between garage and sleeping room	309.1 (Re)			
	Garage to residence opening	309.1 (Re)			
	Garage-dwelling separation	309.2 (Re)			
	Non-combustible floor surface	309.3 (Re)			
	Two open sides carport, non-combustible floor & sloped floors	309.4 (Re)			
Storm shutters	Storm shutters installed in openings above the 1st floor	4410.4.6.1 (Re)			
Egress	Emergency escape window	310.1 (Re)			Refer to Table RB-1 for minimum size and dimensions
	Window wells	310.2 (Re)			
	One exit door from each dwelling unit	311.4 (Re)			
	Exit door size (3'-0" x 6'-8")	311.4.2 (Re)			
	Exit access or hallway \geq 3'	311.3 (Re)			
	Minimum landing 36"	311.4.3, 311.5.4 (Re)			
	Ramp slope maximum 1:12	311.6.1 (Re)			
	Handrails required for ramps of slope larger than 1:12	311.6.3 (Re)			
	Ramp landing min 3' x 3'	311.6.2 (Re)			

Egress (cont'd)	Minimum requirements for stairways	311.5 (Re)			Refer to Table RB-1 for minimum dimensions.
	Winders, spiral, circular stairways	311.5.8 (Re)			
Wall Covering	Gypsum lath	4411.1.2 (Re)			
	Metal and wire lath	4411.1.3 (Re)			
	Plaster	4411.2 (Re)			
	Stucco	4411.3 (Re)			
	Gypsum board	4411.4 (Re)			
	Suspended and furred ceilings	4411.5 (Re)			
	Asbestos	4411.6 (Re)			
	Tile	4411.7 (Re)			
	Plastics	4411.8 (Re)			

TABLE RB-1

**ROOM PLANNING REQUIREMENTS
SECTIONS 303 through 305 (Re)**

Use	Area (ft ²)	Width	Minimum ceiling height (non sloped)	Minimum ceiling height (sloped)*	Natural* light	Natural Ventilation
At least one habitable room	120	7'-0'	7'-0'	5'-0'	8% floor area	4% floor area
All other rooms	70	7'-0'	7'-0'	5'-0'	8% floor area	4% floor area
Kitchen	50	N.A.	7'-0'	5'-0'	8% floor area	4% floor area
Bathroom	N.A.	N . A .	7'-0'	5'-0'	3 square feet	1 ½ square feet

* Not more than 50% of the room required is allowed to have a sloped ceiling less than 7'-0" in height

Emergency escape and rescue opening

Section 310 (Re)

Required in every sleeping room and in habitable basements

Opening: 5.7 square feet

5.0 square feet at grade level Net clear height: 24"

Net clear width: 20"

Max, sill height: 44"

Stairways

Section 311.5 (Re))

Minimum width: 3'-0"

Maximum rise: 7 ¾"

Minimum tread: 9" (exclusive of nosing)

Nosing: ¾"-1¼"

Minimum headroom: 6'-8"