



INSPECTION GUIDELINES

GENERAL PROCEDURES

All Inspectors shall read and become familiar with these procedures.

Inspections carried over from the previous working day shall be given priority and must be performed first.

Inspection cancellations must be documented on the comment line with the name and telephone number of the person that requested it and the time of the request.

When a jobsite is not accessible always leave a tag and record in the comments line "Left tag at....."

Before using disposition code 035 "Unable to locate" use the Property Appraiser's web site http://www.miamidade.gov/pa/property_search.asp and/or call your supervisor. If permit holder cannot be reached place the hold code 067.

Do not use Field Check Disposition 010 without obtaining approval from supervisor.

The work shall be inspected for compliance with the approved permit plans and the FBC.

The permit holder (contractor or owner builder) is responsible for the job and shall inspect the work and ascertain it meets code requirements before calling for inspection.

Temporary buildings and sheds used exclusively for construction purposes are exempt of a building permit (**Zoning Improvement Permit** required). Mobile homes used as temporary offices are required to comply with the requirements of F.S. Chapter 553, Part V relating to accessibility by individuals with disabilities.

Verify that you are recording the inspection result on the correct permit card.

All documents that you receive in the field from the permit holder shall contain the permit number on every page, the date and the inspector name and signature

Be thorough conducting the inspection and recording the results. List all deficiencies. When too many deficiencies are found, indicate on permit card "others". This will alert the inspector performing the re-inspection later on to perform a thorough inspection and not only a follow up of the items listed.

When performing a partial inspection clearly write on the comment line the portion of work you are approving. Highlight the location of approved area on permit plans initial, date and cross reference drawing number on comment line. For large projects use a log. Write comments on permit card as well. Review completely previously denied partial inspections and approve or denied as required. If denied, include in your comments the corrections that are needed for approval.

Do not enter disposition 001 (approved) when previous inspection types are pending approval (previous inspection type was denied or partial approval was granted). Use disposition 043 (partial approval) when warranted and be explicit in your comments regarding the reason for the partial approval.

Close partial inspections in a timely manner.

In case of any doubt, check with your supervisor.

Always write on the permit card the date of the inspection; print your name and sign.

As a courtesy to Owners and Contractors alert them of code changes.



INSPECTION GUIDELINES

GROUND ROUGH-015 (RESIDENTIAL)

Plumbing

Building permit and approved set of plans. FBC (B) 105.1 FBC (B) 107	☐
Check for Notice of Commencement. FBC 105.8	☐
Check building drain, branches, building sewer for proper sizing, slopes, and depth. FBC Tables (R) 3005.4.1, (R) 3005.4.2	☐
Check vents for proper sizing for fixtures served. FBC (R) 3101 through 3114	☐
Check piping for proper support/strapping/sleeving/foundation clearances/ and backfill material. FBC (R) 2605, FBC (R) 2603.4, FBC (R) 2604.4, FBC (R) 2604.3, Table 2605.1	☐
Check piping leaks. FBC (R) 2503	☐
Check for approved sanitary materials. FBC (R) 3002	☐
Check for water test with 5 feet of head. FBC (R) 2503.5.1	☐
Check for required clean-outs/number/location/distance separation. FBC (R) 3005.2	☐
Check that wet-vent size/fixture count is approved to plan/code. FBC (R) 3108	☐
Check that all pipe openings are capped throughout the construction of the job.	☐
Check for adequate clean-outs/size/distance separation. FBC (R) 3005.2 through 3005.2.11	☐
Check for test of building sewer. FBC (R) 2503.4	☐
	☐
	☐
	☐



INSPECTION GUIDELINES

ROUGH 002 (RESIDENTIAL-1)

Plumbing

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	☐
Check for proper fixture spacing. FBC (R) 307.1 & 2705.5	☐
Check that approved materials are used. FBC (R) 2609,3002	☐
Check for properly sized waste and vent piping. FBC (R) 3005.4, FBC (R) 3113	☐
Check for proper backing support of wall hung fixtures. FBC 2705.1(2)	☐
Check for proper test of waste and vent systems. FBC (R) 2503	☐
Check vent termination. FBC (R) 3103	☐
Check that cleanouts are accessible and have access covers. FBC (R) 3005.2.10, FBC (R) 3005.2.10.1	☐
Check that horizontal vents are 6 inches above fixture overflow level. FBC (R) 3104.5.	☐
Check relief line for proper size/material/termination point. FBC (R) 2804.6.1 (1-14)	☐
Check that fire-stopping system complies with approved plans. FBC (R) 302	☐
	☐

INSPECTION GUIDELINES

ROUGH 002 (RESIDENTIAL-2)

Plumbing

Check for properly sized water pipe per plan engineered design.	☐
Check for proper test of water distribution system. FBC (R) 2503.7	☐
Check shower pans are of approved ASTM-D 4068, ASTM-D 4551, and minimum of 900 square inches. FBC (R) 2708.1, FBC (R) 2709.2, FBC (P) 421	☐
Check for proper slope to shower receptors. FBC (R) 2709.3	☐
Check that showers/tubs are filled with water for test. FBC (R) 2503.5.2	☐
Check for anti-scald tub/shower diverters. FBC (R) 2708.4 / 2713.3	☐
Check water service control valve accessibility/location. FBC (R) 2903.9.1	☐
Check water heater drain pan line/size and termination point. FBC (R) 2801.6.1, 2801.6.2	☐
Check water service installation. FBC (R) 2903.7, FBC (P) 2906.4.1	☐
Check for presence of leaks/proper materials have been installed. FBC (R) P2503	☐
Check for accessibility of all control valves. FBC (R) 2903.9	☐
Check for correct minimum sizing of water lines. FBC (R) 2903	☐
Check for minimum 12-inch cover over top of water service pipe/sewer pipe. FBC (R) 2604.3	☐



INSPECTION GUIDELINES

SEWER AND/OR RELAY-018 (RESIDENTIAL)	Plumbing
Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	☐
Check for piping/fittings of approved materials. FBC (R) 3002.2, Table 3002.3 Fittings, and Table 3002.2, Pipe	☐
Check for approved adapters used between dissimilar materials. FBC (R) 3003.13	☐
Check for adequate cleanouts/size/distance separation. FBC (R) 3005.2 through 3005.2.11	☐
Check for water test of building sewer. FBC (R) 2503.4	☐
Check that pipe is laid on firm soil bed or adequate support. FBC(R) 2604.1, FBC (R) 2605	☐
Check for proper grade of pipes. FBC (R) 3005.3.	☐
Check proper angle of repose for all piping installed in trenches excavated below footer/foundation. Verify work is outside of 45-degree angle plane. FBC (R) 2604.4	☐
Check for 5 feet clearance between water and sewer lines. FBC (R) 2906.4.1	
Check for minimum backfill cover over pipes. FBC (R) 2604.3	☐
Check that no existing metallic water service piping used for electrical grounding has been replaced with non-metallic pipe or tubing until other approved means of grounding are provided. FBC (P) 601.3	☐
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INSPECTION GUIDELINES

FINAL-001 (RESIDENTIAL)

Plumbing

Check that water meter has been installed by water purveyor. FBC (P) 602.1	☐
Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	☐
Check that the number of fixtures installed is shown on the approved plans.	☐
Check for approved fixtures, defective material. FBC (R) 2701.1, Table 2701.1	☐
Check water heater size (gallons), relief valve and line, control valve per plans. FBC (R) 2804, FBC (R) 2903.9.2	☐
Check cleanouts for covers and accessibility. FBC (R) 3005.2.5.10/ 3005.10.1	☐
Check hose bibs have siphon breakers. FBC (R) 2902.3	☐
Check installation of all fixtures. FBC (R) 2705	☐
Check for minimum fixture clearances. FBC (R) 2705.1, FBC (R) 307	☐
Check that building drain cleanout has been brought to grade, if installed in driveway check that an approved fitting/or installed in protective box with metal cover. FBC (P) 3005.2.10.2, FBC (P) 3005.2.10	☐



INSPECTION GUIDELINES

PRESSURE TEST-029 (RESIDENTIAL)		Gas
Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107		☐
Check for minimum pressure test. FBC (R) 2417		☐
Check all gas piping installed under a slab is to FBC/Gas for being installed in a conduit or sleeve, vented, and sealed. FBC (R) 2415.14		☐
Check for depth of cover. FBC (R) 2415.12		☐
Check that approved materials are used. FBC (R) 2414		☐
Check that gas shut off valves are accessible. FBC (R) 2420.1.3 – 2420.6		☐
Check piping materials installed in compliance with approved plans. FBC (R) 2414		☐
Check annular space to be sealed between pipe and sleeve. FBC (R) 2415.9		☐



INSPECTION GUIDELINES

FINAL-001 (RESIDENTIAL)

Gas

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107

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Check piping has been bonded if no electrical permit. FBC (R) 2411

☐

Check for proper make-up air. FBC (R) 2407.1

☐

Check that gas water heater in a garage complies w/ FBC (R) 2408.1 - 2408.3

☐

Check flue vent/cap. FBC (R) 2427.6.3

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Check required slope of gas vent. FBC (R) 2427.10.7

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Check that no gas valves are in concealed locations. FBC (R) 2420.1.2, FBC (R) 2420.1.3

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Check that LP tanks have minimum distance required from source of ignition per NFPA 58 6.4

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Check that LP tanks have minimum distance required from property line. NFPA 58 6.4

☐

Check regulator vent opening prevents the entry of water or foreign objects. FBC (R) 2421.3

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INSPECTION GUIDELINES

POOL PIPING – 021 (RESIDENTIAL)

Plumbing 010

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107

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Check filtering system for proper sizing per plan/engineered.

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Check supply and vacuum lines have 35 pounds per square inch pressure test/approved piping material. FBC (R) 4501.12, FBC (R) Table 2906.4, FBC (R) 4501.4.1, FBC (R) 4501.4.2

☐

Check for clean backfill. FBC (R) 2604.1/2604.3, FBC (R) 4501.4.1, FBC (R) 4501.4.2

☐

Check for provision of back washing system per plan/engineered.

☐

Check for proper sizing of main drain/suction line per plan/engineered.

Check final electrical & barrier inspection shall be completed before filling pool with water FBC (R) 4501.19

☐

Check for provision of backflow protection. FBC (R) 4501.9

☐

Check that horsepower of pumps corresponds with horsepower size shown on plans.

☐

Check for safety cap on vacuum line. FBC (R) 4501.6.6

☐

Check for anti-vortex cover on drain. FBC (R) 4501.6.6

☐

Check that skimmer access cover is not covered over by patio or deck material and is flush with deck/patio for manufacturer's installation instructions. FBC (R) 4501.21.2

☐

Check pool design is in accordance with approved plan.

☐

Check for minimum number of returns. FBC (R) 4501.21.5

☐☐



INSPECTION GUIDELINES

GROUND ROUGH-015 (COMMERCIAL)

Plumbing

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	☐
Check for Notice of Commencement. FBC 105.8	☐
Check building drain, branches, building sewer for proper sizing, slopes, and depth. FBC (P) 704, FBC (P) 704.1, Table 704.1 (P) 710	☐
Check vent for proper sizing. FBC (P) Chapter 9	☐
Check piping for proper support/strapping/sleeving/foundation clearances/and backfill material. FBC (P) 305, FBC (P) 306, FBC (P) 307, FBC (P) 308	☐
Check sanitary is tested. FBC (P) 312	☐
Check for approved materials or defective materials. FBC (P) 303	☐
Check for required cleanouts/number/location/distance separation. FBC (P) 708	☐
Check for minimum clearance of 5 feet between water and sewer lines. FBC (P) 703.1, FBC (P) 603.2	☐
Check that all pipe openings are capped throughout the construction job.	☐
Check for toilet facilities for workers. FBC (B) 3305.0, FBC (P) 311.1	☐



INSPECTION GUIDELINES

ROUGH 02 (COMMERCIAL-1)

Plumbing

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	☐
Check proper connection/spacing/flanges/floor and wall drainage connections. FBC (P) 405	☐
Check for proper backing/support of wall hung water closets. FBC (P) 405.4.3	☐
Check vent termination above roof has minimum horizontal projection of 10 feet from any window, door, or air intake. FBC (P) 903.5	☐
Check vent termination above roof of 6 inches minimum. FBC (P) 903.1	☐
Check cleanouts. FBC (P) 708	☐
Check height above fixtures is 6 inches above flood level rim of the highest trap or trapped fixture being vented. FBC (P) 905.5	☐
Check water heater drain pan line/size and termination point. FBC (P) 504.7.1, 504.7.2	☐
Check that fire-stopping system complies with approved plans.	☐
Check that approved materials are used. FBC (P) 303	☐
Check for properly sized water service and distribution per plan/engineered.	☐
Check for proper test of water system assembly. FBC (P) 312	☐
Check that shower pans are approved ASTM-D 4068, ASTM-D 4551, minimum 900 square inches. FBC (P) 421.4, FBC (P) 421.5.2.1, FBC (P) 421.5.2.2	☐
Check for proper strapping, corrosion, and damage protection. FBC (P) 305, FBC (P) 308	☐
Check for proper slope to shower receptors. FBC (P) 421.5.2	☐
Check that shower/tubs are filled with water for test. FBC 312	☐



INSPECTION GUIDELINES

ROUGH 02 (COMMERCIAL-2)

Plumbing

Check water heater/other gas appliances with flue, clearance from combustible material. FBC (G) 305.8, FBC (G) 308	☐
Check for anti-scald tub/shower diverters. FBC (P) 412.3, FBC (P) 412.4	☐
Check water service control valve accessibility/location. FBC (P) 606.1, FBC (P) 606.2, FBC (P) 606.3	☐
Check for presence of leaks/proper materials have been installed. FBC (P) 605.4, FBC (P) 605.5, Table 605.4 & Table 605.5	☐
Check for accessibility of all control valves. FBC (P) 606.3	☐
Check for correct sizing of service line per plans/engineered.	☐
Check that no existing metallic water service piping used for electrical grounding has been replaced with non-metallic pipe or tubing until other ground means are provided if electrical permit is not obtained. FBC (P) 601.3	☐
FL Building code ACCESSIBILITY	☐
Water-closet fixture spacing (16-18"). Ambulatory (17-19") FBC Accessibility 604.2	☐
Water-closet flush control location. FBC Accessibility 604.6	☐
Backing for wall hung plumbing fixtures and drinking fountains.	☐



INSPECTION GUIDELINES

SEWER AND/OR RELAY/WATER SERVICE- 018 (COMMERCIAL)

Plumbing

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107

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Check For piping of approved materials. FBC (P) Tables 702.3, 702.4

☐

Check for approved adapters used between dissimilar materials. FBC (P) 605, FBC (P) 705, FBC (P) 706, FBC (P) 707

☐

Check for adequate cleanouts/size/distance separation. FBC (P) 708

☐

Check for water test of building sewer. FBC (P) 312

☐

Check for proper grade of pipes. FBC (P) 704.1, Table 704.1

☐

Check proper angle of repose for all piping installed in trenches excavated below footer/foundation. Verify work is outside of 45-degree angle. FBC (P) 307.5

☐

Check for 5 feet clearance between water and sewer lines. FBC (P) 603.2

☐

Check for minimum backfill cover over pipes. FBC (P) 306.3

☐



INSPECTION GUIDELINES

FINAL -001 (COMMERCIAL)

Plumbing

Check that water meter has been installed by water purveyor. MDWASD or others	☐
Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	☐
Check that number of fixtures installed is what is shown on approved plan and stated on permit.	☐
Check for approved fixtures, defective material, leaks. FBC (P) 303.1, FBC (P) 303.2, FBC (P) 402.1, FBC (P) 402.2	☐
Check for water hammer or pipe vibration. FBC (P) 604.9	☐
Check water heater size (gallons), relief valve and line, control valve per approved plan FBC (P) 504.4, FBC (P) 504.6, FBC (P) 503.1	☐
Check cleanouts for accessibility/number. FBC (P) 708	☐
Check backflow protection. FBC (P) 608	☐
Check watertight joints. FBC (P) 405.6	☐
Check for sealed opening for pipes. FBC (P) 304.4	☐
Check for minimum fixture clearances. FBC (P) 405.3.1	☐
Check for main control valve just outside meter box and at entry to building. FBC (P) 606.1, FBC (P) 606.2, FBC (P) 606.3	☐
Check for permit by affidavit inspection log/paperwork. Inspections not performed by RER personnel per RER ADMN. FBC 105.14	☐
Check well pumps and tanks used for private potable water systems. FBC (P) 614, per approved engineer plans.	☐

INSPECTION GUIDELINES

FINAL – 001 (COMMERCIAL)	Plumbing
FL BUILDING CODE ACCESSIBILITY	
Drinking fountain spout height – 36” maximum. 602.4	☐
Drinking fountain clearances. 307.2 Advisory, 602.2	☐
Water closet height. 604.4	☐
Urinal maximum 17” rim height and depth 13 ½ “. 605.2	☐
Urinal flush valve maximum 48” AFF. 308.3.1, 605.4, 309	☐
Lavatory maximum/minimum AFF. 606.3	☐
Lavatory exposed pipe and surfaces. 606.5	☐
Lavatory faucet. 606.4	☐
Lavatory clearances. 606.2	☐
Bathtub control valves. 607.5	☐
Bathtub shower unit. 607.6	☐
Shower stall size and clearance. 608.2	☐
Shower seat requirements. 608.4	☐
Shower control valves. 608.5	☐
Showerhead. 608.6	☐
Curb. Chapter 3/303	☐
Sinks no higher than 34”. 606.3	☐
Sink exposed pipe surfaces. 606.5	☐
Knee clearance. 606.2	☐
Sink faucet type. 606.4	☐
Fixture clear floor space. 305	☐



INSPECTION GUIDELINES

PRESSURE TEST - 029 (COMMERCIAL)

Gas

Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107

☐

Check for length of piping section in relation to flow, BTU requirements, compliance with approved plans and sizing per approved plans.

☐☐

Check all gas piping installed under a slab or in solid floors is installed in a conduit or sleeve, vented, and sealed. FGC 404.8, 404.8.1, 404.8.2, 404.14 (.1-.2)

☐

Check for proper clearance, depth of cover, corrosive protection. FGC 404, 308

☐

Check that approved materials are used. FGC 403

Check that gas appliances in a garage or parking structure complies to FGC 305.3-305.5

☐

Check that gas shut off valves are accessible. FGC 409.1.3, 409.5

☐

Check fitting/piping in concealed locations. FGC 404.5

☐

Check above ground outdoor piping/sleeving. FGC 404.9

☐

Check that pressure gauge reads correctly and is not broken.

☐

Check that non-metallic gas piping has a tracer. FGC 404.17.3

☐☐



INSPECTION GUIDELINES

Final-001(COMMERCIAL)	Gas
Building permit and approved set of plans. FBC (B) 105.1, FBC (B) 107	☐
Check piping has been bonded, not applicable if electrical permit obtained. FGC 309, 310	☐
Check for proper make-up air. FBC (G) 304	☐
Check flue/vent cap. FGC 503.6.3 through 503.6.14	☐
Check required slope of gas vent. FGC 503.10.7	☐
Check that no gas valves are in concealed locations. FGC 409.1.2, FGC 409.1.3	☐
Check minimum distance from source of ignition. NFPA 58	☐
Check minimum distance required from property lines. NFPA 58	☐
Check regulator venting. NFPA 54, FGC 410.3	☐
Check that appliances meet clearance requirements from combustible materials. FGC 305.8, FGC 308	☐
	☐