

## PROPOSED CONDO ALTERATION MINIMUM PLAN REQUIREMENTS

### A. CONDO ALTERATION – BUILT ON OR BEFORE MARCH 13, 1991, NO PLAN RECONFIGURATION, NO STRUCTURAL WORK, DEMOLITION BELOW 160 SF SURFACE AREA, IMPROVEMENT VALUE BELOW \$25,000

1. Provide properly drafted floor plans to scale per Miami Dade County Chapter 8 and in compliance with FBCB107.2.1. Show location of each room and label room name. Use 11" X 17" min. paper size.
2. FAC 61G1-16.004, and Florida Statutes 481.221 and 471.025: Show Owner's name and correct address of project including unit #
3. Show a concise description of the scope of work. Include all types of work in all spaces.
4. State that code in effect is FLORIDA BUILDING CODE, BUILDING & EXISTING 2017
5. Chapter 5. FBCE 501.1: Classify the type of work as Alteration Level 1
6. FBCE 301.1.2 & 501.2: Show on plans the work area in square feet, (exclude flooring).
7. Show on plans the new flooring area (square feet) in compliance with FBCB 107.2.1
8. FBCB 1207: Attach Floor soundproofing product technical specifications; Floor-ceiling assemblies separating dwelling units from each other and from public or service areas shall have a sound transmission class (STC) and (IIC) of not less than 65; Min. 50 if Detail of Proposed Assembly provided
9. FBCB 1010.1.7: Show on plans ½ inch maximum thresholds or floor transitions inside the unit.
10. FBCB 1015: Place a note on plans - balcony guards to remain 42" min. AFF after installation of new flooring; FBCB 1901.2 referencing ACI 318 maintenance of concrete as per ASTM C836: Slope flooring away from door and towards drain ¼" per foot minimum
11. FBCB107.3.5: Show on plans locations of adjacent units and corridors
12. FBCB Chap 7: For in-kind replacements of Kitchen cabinets and/or bathroom vanities located against a fire rated wall, place a note on drawings that the fire-rated walls will not be compromised or provide a detail (NRTL approved system).
13. FBCB 2509.2: Show a min ½" cementitious panel as backing board in wet areas inside bathrooms. Thickness and type must match the composition of the wall detail if a (NRTL approved system) is being used in wet areas.
14. FBCB 1210.2.3: Provide wall tiles in bathroom wet areas to 72 inches minimum above drain inlet.
15. FBCB 2406: Show safety glass category II for any glazing in bathrooms, guardrails or hazardous locations.
16. FBCP 417.4.2: Shower door that shall have a minimum clear and unobstructed finished width of 22"
17. FBCEB 801.3.4: Habitable spaces shall have a ceiling height of 7 feet min.
18. FBCP 417.5.2: Shower pan membrane must slope a min of ¼" per foot toward drain with no penetration less than 1" above the threshold (curb).

### B. CONDO ALTERATION – BUILT AFTER MARCH 13, 1991, PLAN RECONFIGURATION, POSSIBLE STRUCTURAL WORK, DEMOLITION ABOVE 160 SF SURFACE AREA, IMPROVEMENT VALUE ABOVE \$25,000

19. All of the above requirements (1 through 18) apply plus the following additional requirements:
20. Provide properly drafted floor plans to scale per Miami Dade County Chapter 8 and in compliance with FBCB107.2.1. Show location of each room and label room name. **Use 24" X 36" min. paper size.**
21. Chapter 5. FBCE 501.1: Classify the type of work as Alteration Level 2 or 3 as applicable
22. MDC Chapter 24-43.1 (3): Provide DERM approval and impact fees paid when removing >160 SF of construction material surface. (If removing partitions, drywall area on both sides are to be considered) –
23. Provide Existing/Demolition plans as required to see changes in compliance with FBCB107.
24. Florida Statute 481.221 and 471.025 and Florida Administrative Code 61G10-11.010 and 61G15-23.002: Provide all plans signed, sealed and dated.

25. FAC 61G1-16.004: Design Professional personal name and personal license number must appear printed on title block.
26. FBCB 1208.3: Provide one room at minimum 120 SF and other habitable rooms 70 SF min. Habitable spaces, other than a kitchen, shall be not less than 7 feet in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet.
27. FBCB 107: Provide new wall/ceiling framing and any structural details
28. Chapter 7 FBCB 2017 and FBCB 107: Provide on plans new door schedule showing all door dimensions (width and height) and any required fire rating.
29. FBCB 1020.2 and FBCB 107: Show on plans hallway/corridor dimensions (3' wide minimum)
30. FBCB Chapter 8: Show on plans all new finishes (wall/ceiling/floor/Trim/Decor) in compliance with the Flame Spread and Smoke Development Classification.
31. FBCB 2017 Chapter 7: Provide a detail (NRTL approved system) for the fire rated floor-ceiling assembly and penetrations to be compromised.
32. FBCB 2017 Chapter 7: Provide a detail (NRTL approved system) for any fire rated partition being compromised. Replacing wall tiles is considered as compromised (Min. 1 hr fire rating for demising wall between adjacent units and/or corridor and Min 2hrs fire rating for demising wall between a dwelling unit and utility room, stairwell, utility shaft, or between townhouses). Include a detail (NRTL approved system) for joint system at the top and bottom of the assembly and a detail (NRTL approved system) for penetrations in walls matching the same rating. Indicate the rating of fire rated walls on the floor plan. Type of wall has to match existing whether it is masonry or framed (metal or wood).
33. FBCB 1207.2: Provide sound insulation with a min STC of 50 in partition walls (Assemblies separating dwelling units from each other and from public or service areas)
34. FBCE 804.4.3: Provide interconnected smoke alarms within the Work area only.
35. FBCB 1015.2: 36" high Guards are required inside multi-level units, along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.
36. FBCB 1015.4 (6): Opening Limitations: within individual dwelling units and sleeping units in Group R-2 and R-3 occupancies, guards on the open sides of stairs shall not have openings that allow passage of a sphere 4 -3/8 inches in diameter.
37. Fair Housing regulations- show on plans:
  - a. Toilet, shower (seat and grab bars) & tub backing installation and layout for future grab bars,
  - b. Clear floor space next to each kitchen appliance, and each bathroom fixture type in at least one bathroom.
  - c. All doors in the unit must provide min 32" clear width (interior doors may be 34").
  - d. 40" min isle width bet kitchen cab (60" if U-shaped) with max counter height of 36".
  - e. Min one accessible tub, or if shower, the acceptable dimensions are 36" wide (fixed) X min 36" deep (with seat backing) or 32" X 48" or 32" X 60" with recommended 32" glass door if installed.
38. COMBINING 2 FOLIOS INTO ONE PROPOSED UNIT. A CMB City Clerk - Unity of Title Form must be filled out, approved by the City Attorney and recorded with the MDC Clerk of Courts. A copy must be submitted with the Supporting Documents showing the 2 county parcels being combined into one. The new address and unit# must be on the Title Block of the plans. Optionally, a Covenant in Lieu of a Unity of Title may be submitted.