



Documents Required to be Signed and Sealed by a Design Professional (Florida Building Code)

General Condition: If the plans are prepared by a design professional that is an architect or engineer legally registered under the laws of this state regulating the practice of architecture or engineering, then he or she shall affix his or her official seal to said drawings, specifications and accompanying data. If the plans are prepared by a contractor, then the qualifying agent shall affix his or her State of Florida Certificate of Competency number and notarized signature to the title block on the plans and any other drawings, specifications or documents submitted.

Group Occupancy (See notes 1, 2, and 3)	Professional Discipline	Design Criteria	Design Professional Requirement
One and two family dwelling or town home	Architecture	Architecture requirements (site requirements, fire resistant construction, smoke detectors location, egress requirements, accessibility requirements, finishes, roofing systems)	<ul style="list-style-type: none"> • No professional required F.S. 481.229
One and two family dwelling or town home	Structural	Structural requirements (structural systems to support and transfer to the ground gravity and wind loads, connections between structural elements and design calculations)	<ul style="list-style-type: none"> • Professional Engineer or Registered Architect (when incidental to architectural design)
One and two family dwelling or town home	Electrical	Electrical requirements (service panel, panel schedule, receptacles, switches, electrical equipment, load calculations) for buildings with aggregate service capacity of less than 600 amperes (240 volts)	<ul style="list-style-type: none"> • Registered Architect (when incidental to architectural design) • Electrical Contractor • Professional Engineer

Group Occupancy (See notes 1, 2, and 3)	Professional Discipline	Design Criteria	Design Professional Requirement
One and two family dwelling or town home	Plumbing	Plumbing requirements (sanitary and water systems, riser diagrams, number and location of all fixtures) for plumbing systems with less than 250 fixture units or costing \$50,000 or less.	<ul style="list-style-type: none"> • Registered Architect (when indicial to architectural design) • Plumbing Contractor • Professional Engineer
One and two family dwelling or town home	Plumbing	Plumbing requirements (sanitary and water systems, riser diagrams, number and location of all fixtures) for plumbing systems with less than 250 fixture units or costing more than \$50,000	<ul style="list-style-type: none"> • Professional Engineer
One and two family dwelling or town home	Mechanical	Mechanical requirements (ducts, diffuser sizes, fan coil and condensing units, energy calculations) for heat, ventilation and AC systems of less than 15 tons, designed to accommodate less than 100 persons or costing less than \$50,000	<ul style="list-style-type: none"> • Registered Architect (when indicial to architectural design) • Mechanical Contractor • Professional Engineer
One and two family dwelling or town home	Mechanical	Mechanical requirements (ducts, diffuser sizes, fan coil and condensing units, energy calculations) for heat, ventilation and AC systems of more than 15 tons, designed to accommodate more than 100 persons or costing more than \$50,000	<ul style="list-style-type: none"> • Professional Engineer
One and two family dwellings, town homes and all other occupancies	Manufactured building (shed/storage building)	Manufactured building (commercial, residential, industrial, institutional or storage) structures certified by the State and are closed (finished with items covered by finish materials)	<ul style="list-style-type: none"> • Signed and sealed plans (photocopies are acceptable) • Letter from state affirming manufacture is certified • Structure to bear insignia issued by State of Florida and manufactures data plate certifying wind speed

Group Occupancy (See notes 1, 2, and 3)	Professional Discipline	Design Criteria	Design Professional Requirement
All other occupancies	Architectural	Architectural requirements (site requirements, fire resistant construction, smoke detectors, location, egress requirements, accessibility requirements, finishes, roofing systems) for buildings not intended for public use costing more than \$25,000	<ul style="list-style-type: none"> • Registered Architect • Professional Engineer registered in the Civil or Structural discipline (when incidental to their design) F.S. 471.003 (3)
All other occupancies	Architectural	Site plan for state approved buildings	<ul style="list-style-type: none"> • Registered Architect • Professional Engineer registered in the Civil or Structural discipline (when incidental to their design) F.S. 471.003 (3)
All other occupancies	Structural	Structural Requirements (structural systems to support and transfer to ground gravity and wind loads, connection between structural elements and design calculations)	<ul style="list-style-type: none"> • Professional Engineer • Registered Architect (when incidental to their design) F.S. 481.229(4)
All other occupancies	Structural	Foundation plan for state approved buildings	<ul style="list-style-type: none"> • Professional Engineer • Registered Architect (when incidentals to their design)
All other occupancies	Structural	Wood and masonry fences to be constructed in accordance with the Building Department prescriptive details	No professional required

Group Occupancy (See notes 1, 2, and 3)	Professional Discipline	Design Criteria	Design Professional Requirement
All other occupancies	Electrical	Electrical requirements (service panels, panel schedule, receptacles, switches, electrical equipment, for building with aggregate services of more than 800 amperes (240 volts))	<ul style="list-style-type: none"> • Professional Engineer
All other occupancies	Plumbing	Plumbing requirements (sanitary and water systems, riser diagrams, number and location of all fixtures) for plumbing systems with less than 250 fixture units or costing less than \$50,000	<ul style="list-style-type: none"> • Plumbing Contractor • Registered Architect (when incidental to their architectural design) F.S. 481.229.(4) • Professional Engineer
All other occupancies	Mechanical	Fire sprinkler documents for new systems with less than 50 sprinkler heads or alterations of less than 50 sprinkler heads in existing systems	<ul style="list-style-type: none"> • Contractor I, II, & III certified under F.S. 633.521 • Professional Engineer
All other occupancies	Mechanical	Fire sprinkler documents new and existing systems with more than 50 sprinkler heads	<ul style="list-style-type: none"> • Professional Engineer
All other occupancies	Mechanical	State approved buildings	<ul style="list-style-type: none"> • No professional engineer required
All other occupancies	Specialized System	Specialized mechanical, electrical and plumbing systems related to medical gas, oxygen, steam, vacuum, toxic air infiltration halon, fire detection and alarm systems which cost less than \$5,000	<ul style="list-style-type: none"> • Mechanical, electrical and plumbing contractors respectively. • Registered Architect (when incidental to architectural design F.S. 481.229(4)) • Professional Engineer

Group Occupancy (See notes 1, 2, and 3)	Professional Discipline	Design Criteria	Design Professional Requirement
All other occupancies	Specialized System	Specialized mechanical, electrical and plumbing systems related to medical gas, oxygen, steam, vacuum, toxic air infiltration halon, fire detection and alarm systems which cost more than \$5,000	<ul style="list-style-type: none"> • Professional Engineer
All other occupancies	Mechanical	Mechanical requirements (ducts, diffuser sizes, fan coils and condensing units, energy calculations) for heat, ventilation and AC systems of more than 15 tons designed to accommodate more than 100 persons or costing more than \$50,000	<ul style="list-style-type: none"> • Professional Engineer

Notes

1. Applies to new construction, additions and alterations.
2. Permits by affidavit.
3. If plans are prepared by an architect or engineer and submitted under the Professional Design Certification Program established under Section 2-1265 of the Code of Miami-Dade County, then to the extent required by the Florida Building Code the architect or engineer must affix his or her official seal to the drawings, specifications and accompanying data. Any affidavit executed by a registered person (architect or engineer), any and all amendments to the permit applications and related construction documents, any inspection reports and the certification upon completion of the work must be signed and sealed as well.