



Miami Shores Village - BUILDING DEPARTMENT
10050 NE 2 Ave Miami Shores, FL 33138
305-795-2204 www.msvfl.gov

REQUIREMENTS FOR FENCE PERMIT

Permit application must be accompanied by:

- Contractor license and insurance or if home owner is doing the job, owner must fill and notarize Owner Builders Disclosure Form.
(This form must be signed and notarized by the building department only)
- 2 copies of your survey (not older than 7 years).
- If survey is older than 7 years fill out Survey Affidavit form.

- Reflect the location of the fence on survey:
 - 40 sq ft garbage area adjacent to the alley. 6' min. width. No utilities with in the trash area.
 - Reflect location of gates, if any, may not swing over the required trash area or alley.
 - Fence height can't exceed 3'6" in front yard and maximum 6' height on side and rear yard.
 - If the fence is part of a pool barrier, reflect compliance with applicable section R4501.17.1 through R4501.17.14.

- Fence Good Side Out. The vertical and horizontal supporting members of a fence shall face the interior of the plot on which the fence is located and the finished side shall face the adjoining lot or any abutting right-of-way.
- Provide fence details and specifications. See attached details for wood or chain link. All other fence types must provide 2 signed and sealed architectural or engineering designed drawings or Miami Dade County Product Approvals.

- \$50.00 submittal fee when submitting your permit.
- Required inspections: Foundation, Final.



Miami Shores Village

Building Department

10050 N.E.2nd Avenue
 Miami Shores, Florida 33138
 Tel: (305) 795.2204
 Fax: (305) 756.8972

CHAIN LINK FENCE DESIGN DETAIL (ACCORDING TO THE F.B.C. SECTION R4408.11)

TABLE R4408.11
 CHAIN LINK FENCE MINIMUM REQUIREMENTS

Fence Height (ft)	Terminal Post Dimensions (in inches) (o.d. X wall thickness)	Line Post Dimensions (in inches) (o.d. X wall thickness)	Terminal Post Concrete Foundation Size (diameter X depth) (in inches)	Line Post Concrete Foundation Size (diameter X depth) (in inches)
Up to 4	2 3/8 x 0.042	1 5/8 x 0.047	10 x 24	8 x 24
Over 4 to 6	2 3/8 x 0.042	1 7/8 x 0.055	10 x 24	8 x 24

For SI: 1 inch = 25.4 mm.

NOTES:

1. This table is applicable only to fences with unrestricted airflow.
2. Fabric: 12 ½ gauge minimum, Black or Green.
3. Tension bands: Use one less than the height of the fence in feet evenly spaced.
4. Fabric Ties: Must minimum the same gauge of the fabric.
5. Fabric Tie Spacing on the Top Rail: Five ties between posts evenly spaced.
6. Fabric Tie Spacing on Line Posts: One less than height of the fence in feet, evenly spaced.
7. Either top rail or top tension wire shall be used.
8. Braces must be used at Terminal Posts if top tension wire is used instead of Top Rail.
9. Post Spacing: 10 foot (3m) on center maximum.
10. Post shall be embedded to within 6 inches (152 mm) from bottom of the foundation.
11. In order to follow the contour of the land, the bottom of the fence may clear the contour of the ground by up to 5 inch (127 mm) without increasing table values to the next higher limit.

NOTICE TO PROPERTIES WITH POOLS:

If the fence is to meet the criteria as a pool barrier, the fence shall not be climbable and all rails must be placed facing the inside of the property. Pedestrian gates shall have self-closing and latching devices installed at the minimum of 54" above ground. For further details see Section R4401.7.1 of FBC.

CONCURRED _____



Miami Shores Village

Building Department

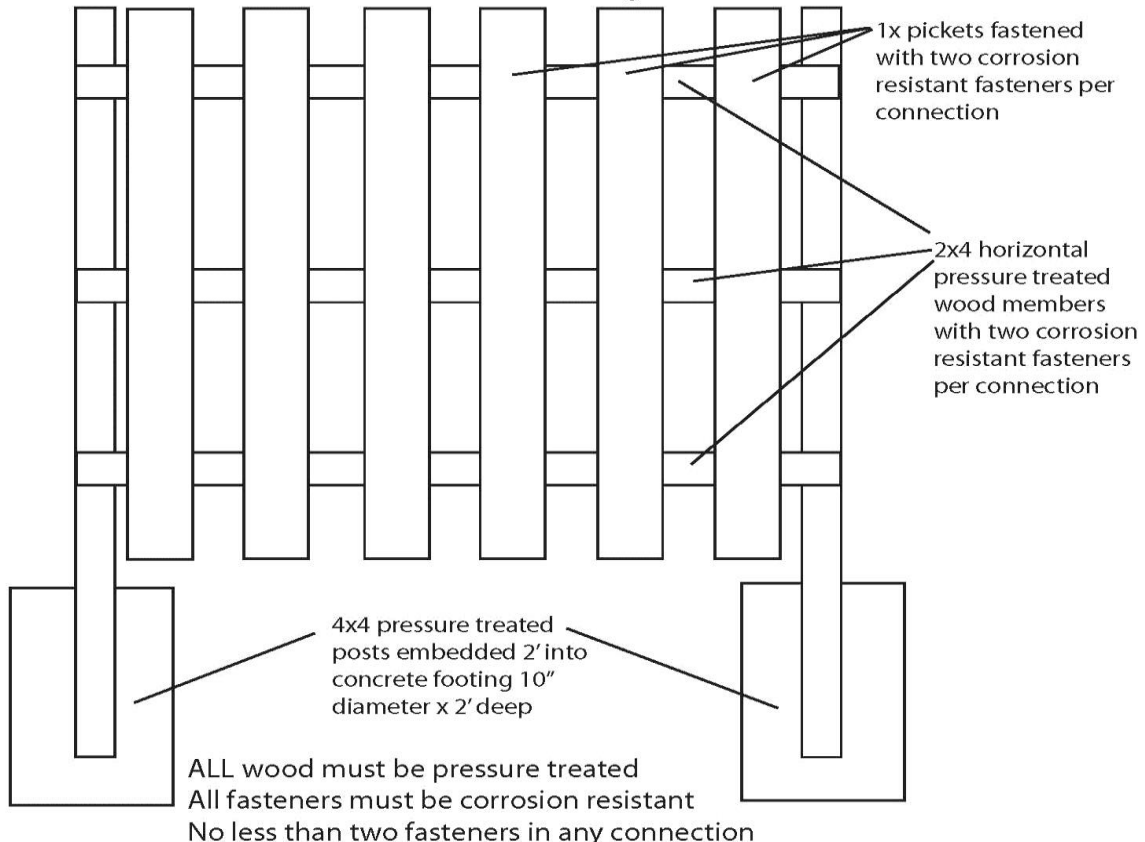
10050 N.E.2nd Avenue
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Tel: (305) 795.2204
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WOOD FENCE DETAIL

- Shadow Box
- Vertical Picket
- Board on Board

Address: _____

Fences $\leq 6'$ high posts spaced at $4'$ on center maximum
Fences $\leq 5'$ high posts spaced at $5'$ on center maximum
Fences $\leq 4'$ high posts spaced at $6'$ on center maximum
Fence must not exceed $6'$ in height



STANDARD WOOD FENCE WITH HORIZONTAL PLANKS/BOARDS.

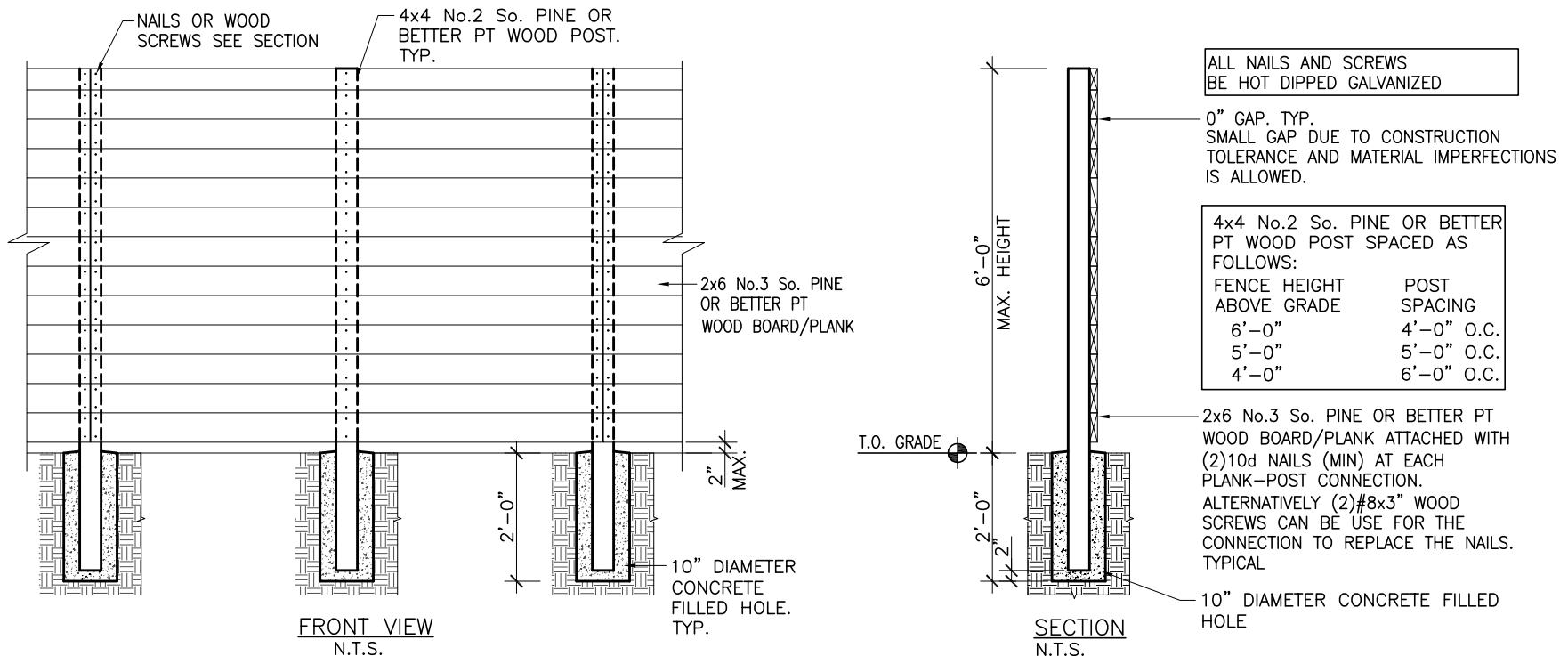
CODE: FBC 2023, 8th EDITION
 6'-0" HIGH MAXIMUM HEIGHT

ADDRESS: _____

FENCE HEIGHT: _____ FT FENCE LENGTH: _____ FT DATE: _____

***** ADDITIONAL IMPORTANT INFORMATION FOR USE AS A POOL BARRIER *****

- OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH FLORIDA BUILDING CODE SECTIONS R4501.17.1.1 THROUGH R4501.17.1.14
- ACCESS GATES SHALL BE EQUIPPED WITH A SELF-CLOSING SELF-LATCHING LOCKING DEVICE LOCATED NO LESS THAN 54 INCHES FROM THE BOTTOM OF THE GATE. THE DEVICE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL.
- THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL.
- THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL.
- THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER.



NOTE: POST FOUNDATION HOLE INSPECTION IS REQUIRED.




MIAMI-DADE COUNTY, FLORIDA
STEPHEN P. CLARK GOVERNMENT CENTER
Department of Regulatory and Economic Resources
Board and Code Administration Division
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MIAMI, FLORIDA 33128
(786) 315-2509 FAX (786) 315-2560

www.miamidade.gov/global/economy/board-and-code

ADVISORY MEMO

TO: All Building Officials in Miami-Dade County

FROM: 
Jaime D. Gascon, P.E., Division Director
Board and Code Administration Division

DATE: June 2, 2026

SUBJECT: Standard Wood Fence Detail with Horizontal Planks/Boards
for Use as Swimming Pool Barriers

At their meeting of May 14th, 2026, the Miami-Dade County Board of Rules and Appeals (BORA) accepted the attached detail for *Standard Wood Fence with Horizontal Planks/Boards* for use throughout Miami Dade County. The Board approved the detail to reaffirm their BORA Interpretation from May 24th, 2017 – *Horizontal Pickets in a Swimming Pool Barrier*. They determined that the detail meets the Code of Miami-Dade County Sec. 33-12(g) for non-claimable pool barrier fence and complies with Section 454.2.17.1.4 of the 8th Edition (2023) Florida Building Code, Building, and Section R4501.17.1.4 of the 8th Edition (2023) Florida Building Code, Residential.

Should you have any questions, please contact Dexter Bleasdel, Senior Code Officer, Building, at (786) 315-2556 or Lundy Clarke, Chief Code Officer at (786) 315-2057.

Attachment