



Miami Beach Fire Department  
*FIRE PREVENTION DIVISION*  
**STANDARDS**



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TOPIC: **One or Two Family Dwellings**

STANDARD NO: GENRL-S02  
Revision 0

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The question of single family dwellings and duplexes and the jurisdiction of the Fire Marshal surfaces now and then. This FPS will help clarify the Fire Marshal's jurisdiction over such occupancies.

The Fire Marshal does not have authority to conduct plan review nor inspections for one-family and two-family dwellings as stated in Florida Statute below.

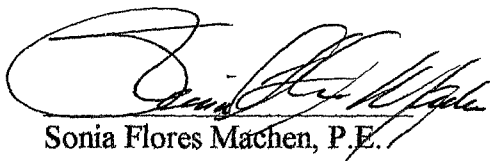
FS 553.79(12) One-family and two-family dwelling detached residential dwelling units are not subject to plan review by the local fire official as described in this section or inspection by the local fire official as described in FS 633.081, unless expressly made subject to said plan review or inspection by local ordinance.

This means that we do not conduct plan review/inspections for single family dwellings and duplexes. However, if the occupancy is changed to transient occupancy, then the Fire Marshal's Office does have jurisdiction. Fire will review the plans submitted, if any, and conduct the necessary inspections to ensure compliance with Rule 69A-43.

If the owner of a one-family or two-family dwelling decides to install a fire sprinkler system or a fire alarm system, then a fire permit must be obtained. The plan review and inspections for such systems do fall under the jurisdiction of the Fire Marshal's Office. In some cases, the Florida Building Code does require sprinkler system protection due to size or construction. These sprinkler systems are designed in accordance with NFPA 13D.

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Sonia Flores Machen, P.E.  
Fire Marshal

2/2/2011  
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