



**MIAMI-DADE COUNTY, FLORIDA
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
BOARD AND CODE ADMINISTRATION DIVISION**

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ADVISORY MEMO

TO: ALL BUILDING OFFICIALS IN MIAMI-DADE COUNTY

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

DATE: April 15, 2026

SUBJECT: Fire Alarm Systems in Group R-2

It has come to our attention that FBC Section 907.5.2.3.3 is not being uniformly enforced throughout Miami-Dade County. The 2023 FBC currently states as follows:

[F] 907.5.2.3.3 Group R-2.

In Group R-2 occupancies required by Section 907 to have a fire alarm system, each story that contains dwelling units and sleeping units shall be provided with the capability to support visible alarm notification appliances in accordance with Chapter 11. Such capability shall accommodate wired or wireless equipment.

The future capability shall include one of the following:

1. The interconnection of the building fire alarm system with the unit smoke alarms.
2. The replacement of audible appliances with combination audible/visible appliances.
3. The future extension of the existing wiring from the unit smoke alarm locations to required locations for visible appliances.

It is the design professional's responsibility to clearly indicate on the permit plans how the project complies with this FBC requirement, and it is the Building Department's responsibility to verify and enforce compliance.

If you have any questions on this matter, please contact Wilfredo Gonzalez, Senior Code Officer at (786) 315-2252 (Office), or via email at Wilfredo.Gonzalez@miamidade.gov.