



## DIVISION OF BUILDING SAFETY

201 South Rosalind Avenue, 1<sup>st</sup> Floor

Reply To: Post Office Box 2687 • Orlando, Florida 32802-2687

407-836-5550

[www.ocfl.net/building](http://www.ocfl.net/building)

# CONVERTING A SINGLE FAMILY RESIDENCE (SFR) TO A COMMERCIAL BUILDING

The building must be upgraded to meet the requirements of the 6<sup>th</sup> Edition Florida Building Code, Existing, Chapter 10, Change of Occupancy, which depending on the circumstances, may require compliance with all or part of the following codes:

- 6<sup>th</sup> Edition Florida Building Code, Building
- 6<sup>th</sup> Edition Florida Building Code, Accessibility
- 6<sup>th</sup> Edition Florida Building Code, Energy Conservation
- 6<sup>th</sup> Edition Florida Building Code, Mechanical
- 6<sup>th</sup> Edition Florida Building Code, Plumbing
- 2014 National Electric Code

Examples of areas of compliance based on the 6<sup>th</sup> Edition FBC, Existing:

**(This does not include all possible code issues which can arise)**

- Special occupancies will need to comply with FBC Existing Section 1002
- Building Elements and Materials compliance may require upgraded fire-rated wall/ceilings per FBC Section 1003
- Fire Protection may require additional egress doors or exits per FBC Existing Section 1005 and 1012.4.
- Accessibility upgrades per FBC Existing Section 1006:
  - Handicapped parking space(s), aisles and signs shall be provided.
  - A ramp and accessible path shall be provided to the front entry.
  - Accessible drinking fountains and sales counters are required.
  - Restrooms and bathrooms upgrades may be required.
- Structural upgrades may be required per FBC Existing Section 1007.
- Electrical service may have to be upgraded, unsafe electrical conditions corrected per FBC Existing Section 1008.
- Mechanical ventilation may have to be increased per FBC Existing Section 1009.
- Plumbing fixtures may have to be added per FBC Existing Section 1010.
- Occupancy classification separation may be required per FBC Existing Section 1012.
- Sprinklers and alarms may be required by FBC Existing Section 1012.2.

**For permitting, submit nine (9) sets of plans showing all work/renovations to the Division of Building Safety.**

Also contact the following Departments for their requirements:

Arbor Line	407-836-5807
Engineering	407-836-7900
EPD	407-836-1400
Fire Marshall	407-836-0004
Health Dept.	407-898-1497x3157
Architectural Standards & Lighting	407-836-0936
Public Utilities	407-254-9900
Zoning	407-836-5525
**Impact Fees & Concurrency	407-836-5617

\*\*The difference in impact fees between an SFR and the desired use shall be paid at time of permit issuance. Additional traffic concurrency may need to be applied for.