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

The building must be upgraded to meet the requirements of the 6th 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:

- 6th Edition Florida Building Code, Building
- 6th Edition Florida Building Code, Accessibility
- 6th Edition Florida Building Code, Mechanical
- 6th Edition Florida Building Code, Plumbing
- 2014 National Electric Code

Examples of areas of compliance based on the 6th 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 Section1003
- 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.