



DIVISION OF BUILDING SAFETY

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

The building must be upgraded to meet the requirements of the 2007 Florida Existing Building Code, Chapter 9, change of occupancy, which depending on the circumstances, may require compliance with all or part of the following codes:

2007 Florida Building Code (Includes the Florida Accessibility Code)

2007 Florida Mechanical Code

2007 Florida Plumbing Code

2005 National Electric Code

Examples of areas of compliance based on the Florida Existing Building Code (FBC Existing):

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

- Special occupancies will need to comply with FBC Existing Section 902
- Building Elements and Materials compliance may require upgraded fire-rated wall/ceilings per FBC Section 903
- Fire Protection may require fire Sprinklers/Alarms per FBC Existing Section 904
- Means of Egress may require additional egress doors or exits per FBC Existing Section 905 and FBC Ch 10
- Accessibility upgrades per FBC Existing Section 906:
 - 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 907
- Electrical service may have to be upgraded, unsafe electrical conditions corrected per FBC Existing Section 908.
- Mechanical ventilation may have to be increased per FBC Existing Section 909
- Plumbing fixtures may have to be added per FBC Existing Section 910
- Occupancy classification separation may be required per FBC Existing Section 912
- Tenant separation shall be provided per FBC Section 708

Also contact the following Departments for their requirements:

Arbor Line	407-836-5807
Engineering	407-836-7900
EPD	407-836-1400
Fire Marshal	407-836-0004
Health Dept.	407-521-2630
Planning	407-836-5762
Public Utilities	407-254-9900
Zoning	407-836-5525

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

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. For impact fee and concurrency questions, please contact the Concurrency Management Office at 407-836-5617.