



DIVISION OF BUILDING SAFETY

201 South Rosalind Avenue, 1st Floor

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

407-836-5550

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 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, Energy Conservation
- 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 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.