



Converting A Single-Family Residence to A Commercial Building

In order to convert an existing Single-Family Residence (SFR) into a commercial use building, all commercial building requirements must be met. The building must be updated to meet the requirements of the [Florida Building Code 7th Edition, Existing, Chapter 10, Change of Occupancy](#). Depending on the individual circumstances, Orange County may require compliance with all or part of the following codes:

- 7th Edition Florida Building Code, Building
- 7th Edition Florida Building Code, Accessibility
- 7th Edition Florida Building Code, Energy Conservation
- 7th Edition Florida Building Code, Mechanical
- 7th Edition Florida Building Code, Plumbing
- 2017 National Electric Code

Common examples of required updates for compliance with [Florida Building Code 7th Edition](#)

- Special occupancies will need to comply with Florida Building Code (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 Florida Building Code, 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.

To obtain a permit for any necessary work, submit digital plans through our Fast Track Online Services permitting platform showing all work/renovations to the Division of Building Safety. Please view the [One-Stop Permitting Guide](#) for more information about online permit applications and plans submittal.

Please contact the following departments for their requirements:

Arbor Line.....	407-836-5807
Engineering	407-836-7900
Environmental Protection Division	407-836-1400
Office of the Fire Marshal.....	407-836-0004
Florida Department of Health in Orange County	407-898-1497 x 3157
Architectural Standards & Lighting	407-836-0936
Orange County 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 applications may be required.