



A former office that is about to become a restaurant, clinic, or assembly room is not a furniture problem. Occupancy change rewrites outdoor air, exhaust, plumbing load, grease, fire, and often the electrical service. Assuming the shell “already has HVAC” is the fail.

Original Masterbuild PE packet. Educational. Whether your job is a change of occupancy under the existing-building path is a determination against the adopted Florida code and the AHJ — not this packet. Distinct from Miami-Dade impact-fee change-of-use and from zoning business-use.

- ☐ **Ventilation method. Table 403 occupancy, kitchen 506–508, garage 404, healthcare ASHRAE 170 / IMC 407 are different m**
Copying the last RTU does not change the occupancy.
- ☐ **Plumbing load. Fixture units, grease if food service, and whether the street even has sewer.**
If the street has no sewer, stop and open the OSTDS screen before anyone prices underground.
- ☐ **Existing systems. Capacity, routes, combustion closets, panels. Photos beat a 1998 drawing.**
The HVAC has to follow how the building is actually built. Zoning site data that still says “retail” while the menu is a restaurant is a third desk.

The fail we see first

The shell was permitted for a different use. Reviewers will ask for the method that matches the new occupancy. That is a first-week question, not a week-of-upload surprise. Impact fees can trigger on the new land-use row even when no building is added.

What to send: proposed use, existing use if known, architectural layout, photos of mechanical rooms / roof / panels, and whether review has started.

Send the comments. Not the County guideline.

Folio (does it start with 30?), process or UP number, and the comments PDF. Masterbuild will say which row is actually open.

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+1 (786) 398-6940 · Calendly: 30-minute scoping call

Masterbuild provides engineering services under a written scope. Not an occupancy determination and not a fee quote. Confirm the adopted Florida existing-building path. This is not legal advice.