BUILDING DIVISION
120 Malabar Road, S.E., Palm Bay, FL 32907
Phone: (321) 953-8924 ● Fax: (321) 953-8925

RESTAURANT RENOVATION REQUIREMENTS FOR EXISTING BUILDINGS

- Assembly Occupancy – 50 or more occupants.
- Business Occupancy – 49 or less occupants.
- Letter requesting change of occupancy from the property owner.
- Plans approved by Department of Business & Professional Regulation at 1-850-487-1395.
- Transportation impact fee – contact Patrick Murphy, Land Development at 321-733-3042.
- Water impact fee and grease trap approval – contact Ralph Jenkins, Utilities Department at 321-952-3410.
- Contractor authorization letter required from owner of property.
- Provide a life safety seating plan to scale (fixed booths, loose tables, chairs, etc.).
- Installation of a new hood exhaust system or walk in cooler requires a contractor and permit.
- Minimum fire resistant walls from existing adjoining occupancies - Business 1 hour or Assembly 2 hours.
- Handicapped accessibility required at doorways and in restrooms.
- Florida Energy Code calculations required, if disturbing exterior walls or adding mechanical equipment.
- Kitchen sinks require indirect waste lines for plumbing fixtures.
- Three sets of construction plans, signed and sealed, for Building, Electrical, Plumbing and Mechanical.
- Land Development parking requirements – contact Robert Loring at 321-733-3042.
- Provide manufacturer's literature on all proposed cooking equipment.
- A separate permit is required for the installation of new or modified gas lines.
- New or modified fire alarm systems require a contractor and permit.
- A separate permit is required for the installation of a new sprinkler system or modification.
- New or modified emergency egress lighting or exit signs require a contractor and permit.
- Panic hardware may be required on emergency exit doors.
- Emergency exit signs and lighting must be shown on floor plan.
- Information on interior wall and ceiling finishing is required.
- Portable fire extinguishers are required.
- A Business Tax Receipt is required from the City of Palm Bay (321-952-3419).
- Please contact a Commercial Plans Examiner (321-953-8924) for additional information on the above, if required.