



## **BUILDING DEPARTMENT**

190 Malabar Road, S.E. • Suite 105 • Palm Bay, FL 32908

**Phone: (321) 953-8924 • Fax: (321) 953-8925**

# **COMMERCIAL MODULAR UNIT REQUIREMENTS**

1. Site plan approval and location. Contact Land Development Division at (321) 733-3042 or e-mail at [landdevelopmentdl@palmbayflorida.org](mailto:landdevelopmentdl@palmbayflorida.org).
2. The unit needs a department of Community Affairs sticker for the proposed use.
3. Engineered signed and sealed foundation plan and tie down schedule to indicate the unit will meet the wind loads.
4. General FBC accessibility requirements, as well as handicapped ramp and stair detail are required (handrails included).
5. Electrical riser diagram showing conduit size, conductor type and size, location of feeder panel, burial location, and depth if applicable, panel sizes and schedules applicable to the new unit and feeders.
6. Plumbing riser diagram indicating all building drain size and type, clean outs with location and depth.
7. Submit a letter on the proposed use.
8. Restrooms are required to be handicapped accessible in accordance with the FBC.
9. Any alterations to manufacturer's unit will void department of Community Affairs sticker and new Certificate of Occupancy will be issued by the Palm Bay Building Division for intended use. Please submit the manufacturer's floor plan to the Building Division.
10. Impact fees are payable to the City of Palm Bay before a permit can be issued. The solid waste impact fee is paid to Brevard County before the certificate of occupancy is issued.
11. Transportation impact fees. Contact Palm Bay Land Development Division at (321) 733-3042 or e-mail at.
12. Water and sewer impact fees are paid to Palm Bay Utilities before a building permit is issued. Contact Utility Department at (321) 952-3423 or e-mail at [pbutil@palmbayflorida.org](mailto:pbutil@palmbayflorida.org).
13. If the proposed building will be on septic, provide a copy of the approved septic permit.

Contact the Environmental Health Services (321) 633-2100.

**Fire code requirements:**

1. Detailed drawings on stairs showing treads, risers, handrails, guardrail and landings.
2. Portable fire extinguisher(s) is required.
3. Detailed letter is required on the intended use, hours of use, and frequency of use.
4. Emergency lighting may be required.

NOTE: Additional documents may be required upon request by the building official.