



TOWN of SURFSIDE Building Department

CONVERTING A GARAGETO ANOTHER USE:

Habitable use:

- a) The floor shall be raised to the floor elevation of the existing building.**
- b) Unless the value of the construction during the past 5 years meets or exceeds the substantial improvement threshold. Then the floor of the entire residence shall be raised at or above the base flood elevation for that district.**
- c) The garage door or doors may be replaced by a solid exterior wall and access to the former garage area must be provided from the main premises.**
- d) At least one window shall be provided**
- d) If the exterior door of the garage conversion is no longer level with grade, stairs may be installed and the exterior door must be accordingly corrected to comply with the Florida Building Code.**
- e) The stairs shall be permitted to encroach no more than 24 inches into the side or rear setbacks.**
- e) Additional zoning requirements may be imposed depending on the extent of the project**

Note: It is intended hereby to prohibit and prevent any violation of the single-family classification and to minimize the burden upon the administrative forces of the town in policing and enforcing the provisions hereof. Changes to the appearance of the residence shall not constitute a change prohibited by the "home office" provision of this Code.

**Paul A. Gioia, CBO
TOWN of SURFSIDE, FL.**

