

CONVERSION OF HOUSE TO COMMERCIAL

The following should be considered prior to attempting to convert a house into a commercial occupancy

- 1) The new use of the building will have a great deal to do with the difficulty and expense to convert the house. An office or small retail use will have far less requirements than an assembly use or a school.
- 2) A one-hour (or greater) rated wall is required if any wall is closer than 20 feet to a property line. Fire rated openings are required for walls closer than 10 feet and no openings are permitted less than 5 feet.
- 3) A parapet wall must be added where any exterior wall is closer than 10 feet to the property line and the building is over 1000 square feet.
- 4) The building and site must comply with all state disability requirements.
- 5) New wiring must be approved for commercial use by the City of Manteca. Existing wiring may need to be replaced if it is considered unsafe for the new use of the building.
- 6) Outside air must be provided to all habitable rooms through the heating and ventilation system if rooms do not have exterior opening equal to 1/20th of the floor area of the room.
- 7) If wood floors exist, they must be checked by an engineer to assure they will carry the loads of the new use. Some analyses may also be necessary for the structure.
- 8) Plans to convert the building must be prepared by an engineer or architect.
- 9) Wood shake or shingle roofs must be replaced with a class "C" or better roofing.
- 10) The Manteca Public Works, Community Development and Fire Department should be consulted for any requirements they may have.

The items noted above point out a few items that may result in a considerable expense. An architect or engineer should be consulted for a complete review of the property.