

A to Z of building a new dental office

Whether you are looking to set up a dental office in a **shell space** or take over an **existing practice**, six key factors need to be considered:

1) Feasibility study

Shell Space

- Does the zoning allow for a dental office?
- Does it have adequate parking?
- Is plumbing, electrical and structural in compliance with your requirements?
- Does the geometry of the space allow for your office requirements?

Existing

- How old and outdated is the office?
- Is the electrical and mechanical complying with current codes?
- What condition is the equipment and plumbing in?
- What condition is the millwork in?

2) Cost of construction

Shell Space

- Depends on location, size, target market, finishing materials, and one's taste

Existing

- Depends on the extent of renovation, how outdated the practice is, and one's taste

3) Permit and construction management process

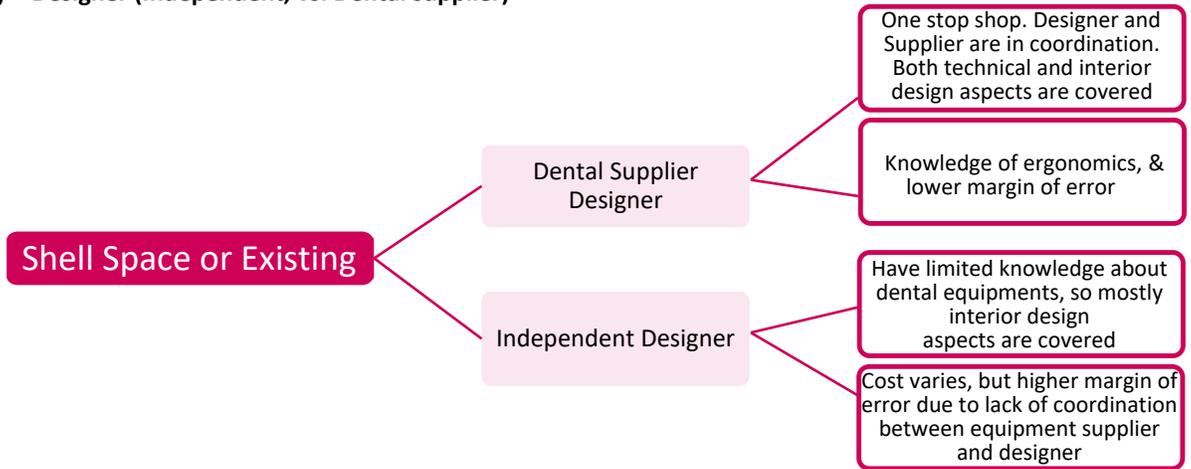
Shell Space

- New permit required – time to obtain building permit varies based on municipality
- Construction management required
- Electrical and mechanical engineering, and in some cases architectural drawings may be required

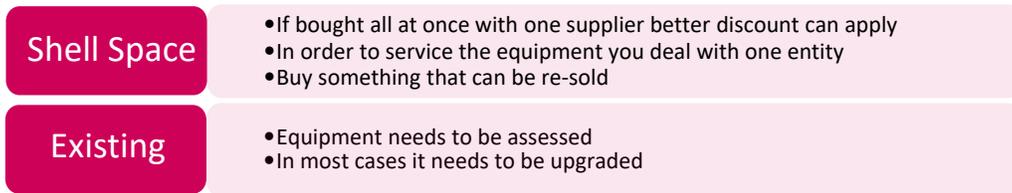
Existing

- Depending on extent of project you may or may not need a permit and construction management process
- You may require to upgrade electrical wiring, and fire safety elements to comply with new codes

4) Designer (Independent, vs. Dental supplier)



5) Equipment



6) Things that no one talks about but cost time and money

Prepare yourself for costs associated with branding (i.e. sign, business cards, and website), marketing (i.e. networking, promoting the business), security precautions, network, computer setup and maintenance, entertainment, and TV, telephone system and cable, and telephone line.

You Need Experts - This is Team Work

