

TOWN OF GOLDEN BEACH

BUILDING REGULATORY ADVISORY BOARD

APPLICATION and REVIEW PROCEDURE

Thank you for applying to the Building Advisory Board for approval of your project. Below is a brief guideline on how the application review process works and what can be expected. The attached application form contains additional guidelines and information pertinent to your submittal. Please follow all directions contained within the application prior to submitting your package to our office:

Submittal

Submit your completed application package to the Town by the required deadlines which are available on the Town's website at www.goldenbeach.us.

Upon receipt of your application and within the first week after you submit, the Town's zoning and landscape reviewers will perform their first review. Following their review you will receive reports for an approval or comments requesting additional information and/or needed corrections to your plans and/or your application.

Reports

Two basic types of reports can be issued under a zoning and landscape review; the first report that may be issued will list code deficiencies, if any, as the zoning and landscape reviewer sees them in relationship to the Town's current Zoning Code, the report for zoning will be entitled "Planning and Zoning Comments". This process will continue each time updated information is received and until all issues have been addressed.

After all deficiencies have been addressed and the zoning and Landscape reviewers do not find any deficiencies then a second report will be issued entitled "Town of Golden Beach – Community Development Memorandum" this report is the clearance memorandum to allow the item to move forward and be placed on the Agenda for possible approval by the Board. You will receive two separate reports one from zoning and one from landscaping.

Deadlines - Agenda Placement

A positive review prior to the meeting is required in order for your application to be placed on the Agenda. As with all applications sufficient time is needed by the Town's reviewers and staff for processing prior to the item moving forward for placement on the Agenda.

Your application will require a satisfactory review within the seven days prior to the scheduled meeting in order to be placed on the Agenda. If a satisfactory recommendation is not received within the time period specified, then the application will be tabled to the next Building Advisory Board meeting in the next month, pending approval of the application. Building Advisory Board meetings are scheduled for the Second Tuesday of each month pending quorum. All notifications will be sent via email on the progress of your application and the Board's ability to meet.

Special Note

Simple applications might not receive comment sheets and will move directly to a "Town of Golden Beach – Community Development Memorandum" mentioned in the previous paragraph allowing the item to be placed on the Agenda to be heard by the Board.

Questions

You may direct all questions to the Building department via email; lepperson@goldenbeach.us

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD MEETING/HEARING

Property Location: _____

Meeting Date: _____

Variance Hearing Dates: Advisory Board _____

Town Council _____

APPROVAL FROM THE BUILDING REGULATION ADVISORY BOARD IS REQUIRED FOR:

- A. Plans for new residence
- B. Plans for addition to or exterior alterations of an existing structure.
- C. Additional structures on premises of existing residences
- D. Review of landscape plan for new construction, renovation or addition to existing residence.
- E. Recommendation to Town Council for the approval or denial of variances and special exceptions.
- F. Recommendation to Town Council for interpretation regarding apparent conflicts or inconsistencies in the zoning provisions in Chapters 46 & 66

APPLICATION HEARING PROCESS

Building Approval:

Applicant shall submit 2 completed packages for review and approval. Each package shall consist of an application, survey, warranty deed and drawings as required. The plans shall be sized as follows: 2 sets 11" x 17" and 1 USB/ flash drive containing everything submitted hard copy (including application). This is separate from the landscaping plan submittal.

Landscape Approval - Separate Submittal from the Building Submittal Applicant shall submit 2 complete packages for review and approval. Each package shall consist of an application, existing landscape and tree disposition survey, proposed site plan and landscape plans as required. The plans shall be sized as follows: 1 set 11 x 17, 1 **full size** set 24" x 36" and 1 USB/ flash drive containing everything submitted hard copy (including application).

Zoning Variance Approval:

Submittal for a zoning variance: submit 2 complete packages for approval: each package shall consist of an application, survey, warranty deed and drawings are required. The plans shall be sized as follows: 2 sets 11" x 17" and 1 USB/ flash drive containing everything submitted hard copy (including application).

Final Submittal Requirement:

Eight days prior to the meeting and after all approvals have been obtained. The applicant shall submit for the Board's approval an additional 8 completed application packages, for both Building and Landscaping, which shall consist of a copy of the completed application, approved plans 8 sets 11 x 17 of the approved building and landscape applications, a survey, warranty deed, any other required documentation by the reviewer, and USB/ flash drive containing everything submitted hard copy (including application).

The Building Regulation Advisory Board (B.R.A.B.) meets at 6:00 P. M. on the second Tuesday of every month. Applications must be submitted 40 days, prior to scheduled

Any variances required must be heard and approved by the Town Council after the Building Regulation Advisory Board has considered the item. The Variance will be heard by the Town Council, in the following month, (on the third Tuesday), after the Building Regulation Advisory Board's action, at the Town Council's regularly scheduled meeting.

*****NOTICE*****

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. PLEASE MAKE SURE THAT YOU, THE APPLICANT, HAVE CHECKED AND MARKED ALL THE REQUIREMENTS OF THE APPLICATION.

**TOWN OF GOLDEN BEACH APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING**

1. The application deadline date will be adhered to. No application will be accepted after the date and time specified.
2. The Building Department will review the application package. If it is determined that the application is incomplete, the item will not be accepted and returned to the applicant for correction.
3. During the Forty Day (40) period from the deadline date to the hearing date the following events shall take place in proper order:
 - a) During the first week upon submittal, the zoning and landscape reviewers, or the Town's designated agent will review the application and complete a comment sheet specifying all deficiencies for correction which will be emailed to you the applicant/agent of record.
 - b) Corrections for any deficiencies must be submitted within 15 days of the scheduled meeting/hearing date. Corrections not approved or received for a scheduled Agenda item will be deferred to the next B.R.A.B. meeting/hearing date.
 - c) All applicants shall be made aware that incomplete applications or deficiencies not corrected in time as per these regulations, will not be included on the agenda, and are hereby rejected, and will be returned to the applicant.
 - d) Upon receipt of a Staff Recommendation report approving the project the balance of the applications with plans and documents, need to be submitted to the Building Department for distribution to the Board Members and Staff. The Building Dept. shall retain all originals for the records. At that time the applicant's request will be placed on the Agenda for approval by the B.R.A.B. Board Members.
4. After approval of the item by the Board, You will also need to retain a copy of the BRAB approved application package with the minutes for submission at the time of the permit application. Make sure to request a copy of the minutes on the 3rd Tuesday of the following month of your approval.
5. If a Variance: A Notice of Hearing for variance will be mailed no later than 10 days before the date of meeting, as per Town Code.
6. Variance have a two step process: The Building Advisory Board is a recommendation Board to the Town Council – The Town Council is the ultimate authority on Granting or Denial of Variance requests. The Town council will hear your requests for the Variance at the next hearing, it is at that Hearing that the Town Council will either approve or deny your requests. Someone needs to be present at the meeting. The Town Council meetings are held every 3rd Tuesday of every month.
7. After approval of the item by the Board, The Resolutions approving your variance will need to be prepared and you will be notified when they are ready to be picked up and get recorded with the Miami Dade County Clerk's recording office. You will need to forward us a Certified copy of recorded Resolutions and retain a copy for your records.
8. Required for permitting: A copy of the Certified copy of recorded Resolutions and BRAB approved application package along with the minutes.

**TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
SCHEDULE OF FEES**

Appropriate fee shall be paid at time of application you will be charged for each item included in the plans. These fees are not refundable.

<u>Type of request</u>	<u>Fee</u>	<u>Qty</u>
1. New single-family residence- per submittal and resubmittal	\$700.00	_____
2. Addition/Remodel of existing structure- per submittal and resubmittal	\$225.00	_____
3. Accessory Building (Cabana, Pergola, or Gazebo) - per submittal and resubmittal	\$150.00	_____
4. Pools, Spas and Water Features - per submittal and resubmittal	\$100.00	_____
5. Fencing, site walls, driveways, pool decks - for each item per submittal and resubmittal	\$150.00	_____
6. Seawalls and docks - for each item, per submittal and resubmittal	\$200.00	_____
7. Boat Lift- per submittal and resubmittal	\$100.00	_____
8. Landscape plan review is required for new construction, addition and remodeling projects (submit plans with site plan elevations separate from the building plan approval package).	\$300.00	_____
9. Resubmissions, based on original fee paid	75.0%	_____
10. Zoning Variances and special exceptions, per variance or exception:		
a. First variance/ exception.	\$750.00	_____
b. Per additional variance/exception, for the same initial variance (example: request for a dock, affecting two different codes	\$200.00	_____
c. When a variance is granted, the property owner, at his expense, shall have the resolution for the variance recorded in the public records of Miami-Dade county, and two (2) certified copies of the recorded resolution shall be submitted to the Town for inclusion into the property records		
d. If the Town Council grants a variance, a building permit must be secured within two years of the approval date or the variance will become null and void		
11. Request to the Board for verification of any section of the Zoning Code,		
For each Section to be verified	\$100.00	_____

**TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
SCHEDULE OF FEES**

12. Application for the legalization of construction built without the approval of the B.R.A.B., when the Board should have approved such construction, will be assessed a fee equal to four (4) times the regular fee applicable to the matter.

13. Special Requests for a meeting, variance, or waiver of plat hearing:

- a. For matters that have been heard, but the process had not been completed, i.e., tabled subjects, or unfinished subjects to be continued, the applicant must notify the Building & Zoning Department in writing if they would like the item continued

If the notification is received by the Department before the deadline for the next B.R.A.B. meeting, there will be no charge for the continuance. If the notification is received after the deadline, and the applicant still wants the matter included in the agenda for the next meeting, there will be a special fee of

\$200.00 _____

- b. If the agenda has already been prepared and the applicant wants the matter to be heard, the request must be received in writing to be added to the agenda at the beginning of the meeting with the approval of the Building Official or Building & Zoning Director. There will be a special fee of

\$200.00 _____

- c. When a special meeting or hearing of the B.R.A.B. is requested by an applicant, for either a new matter or continuance of a subject already heard, there will be a special fee for a 2 hour time period of

\$500.00 _____

If the time limit is exceeded, an additional fee of ½ of the fee will be assessed for the second time period

\$250.00 _____

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Applicant check here	Complete application, sign, and notarize.	Bldg Dept Use
	<p>If a zoning variance is applied for, the petition for variance, pages 9, 10 and 11 shall be submitted with the application and shall include:</p> <ul style="list-style-type: none"> a. Property Legal Description b. Property Folio number c. Street address d. Owners of record e. Owner and agent names and signatures properly notarized. 	
	<p>Initial submittal as directed on page one; surveys, building plans, Warranty Deeds, and applications, After Zoning approval is issued completed sets are to be submitted 8 days prior to the meeting date as follows: Eight (8) copies 11" x 17". The same amount of copies are required for a variance. Each completed package shall consist of 1 each of an application, survey, Warranty Deed and building plans. Submit 1 USB with all documents included</p>	
	<p>Conceptual construction drawings prepared and signed by a licensed design professional that shall include, at a minimum, the following:</p> <ul style="list-style-type: none"> a. Site plan at a scale not less than 1/8" = 1'-0" (Include grade elevations) b. Proposed Floor Plan views, at a scale not less than 1/4"=1'-0" c. Cross and longitudinal sections preferably through vaulted areas, if any. d. Typical exterior wall cross section. e. Full elevations showing flat roof and roof ridge height and any other higher projections. f. Sample board of construction materials to be used. g. Existing and proposed ground floor elevations (NGVD). h. Grading & Drainage Calculations i. Zone 3 Properties: Affidavit of Seawall Conformity 	
	<p>Landscaping Plan, separate from building plan package, prepared and signed by a licensed landscape design professional: The same amount of copies as outlined in the Building plan submittal. Each completed package shall consist of 1 each of an application, existing landscape survey, Warranty Deed, landscape plans with building site plans. Mark USB accordingly (separate from building)</p>	
	<p>First Floor and Second Floor area calculations marking the geometrical areas used to calculate the overall floor areas.</p>	
	<p>Colored rendering showing new construction or proposed addition. Marked with the applicable address.</p>	
	<p>Estimated cost of proposed work. For additions/remodels fair market value of property showing land value and structure value separately.</p>	
	<p>Site plan detailing construction site personnel parking.</p>	

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Application fee: _____

Request hearing in reference to:

New residence/addition: _____ Variance(s): _____
Exterior alterations: _____ Other Structure: _____
Date application filed: _____ For hearing date: _____

1. Project information:

Project description: _____

Legal Description: _____

Folio #: _____

Address of Property: _____

2. Is a variance(s) required: Yes _____ No _____ How Many? _____
(If yes, please submit variance application form for each request).

Owner's Name: _____ Phone _____ Fax _____

Owner's address: _____ City/State _____ Zip _____

Email address: _____

Agent: _____ Phone _____ Fax _____

Agent's address: _____ City/State _____ Zip _____

Email address: _____

Architect: _____ Phone _____ Fax _____

Email address: _____

Contractor: _____ Phone _____ Fax _____

3. Describe project and/ or reason for hearing request: _____

4. The following information is submitted for assisting in review:

Building Plans:

Conceptual: _____ Preliminary: _____ Final: _____
Other: _____

5. Estimated cost of work: \$ _____
Estimated market value of: Land \$ _____
Building \$ _____

(Note: If estimated cost of work is 40% of the market value of the building an independent appraisal is required).

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

6. Is hearing being requested as a result of a Notice of Violation? _____
7. Are there any structures on the property that will be demolished? _____
8. Does legal description conform to plat? _____
9. Owner Certification: I hereby certify that I am the owner of record (*) of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of owner(s): _____

Acknowledged before me this _____ day of _____, _____

Type of identification:

Notary Public

Owner/Power of Attorney Affidavit:

I, being duly sworn, depose and say I am the owner (*) of the property described in this application and that I am aware of the nature and request for: _____

_____ relative to my property and I
am hereby authorizing _____ to be my legal
representative before the Building Regulation Advisory Board and Town Council.

Signature of owner(s)

Acknowledged before me this _____ day _____ 20_____

Type of identification:

Notary Public

(*) If owner of record is a corporation then the president with corporate seal, the president and the secretary (without corporate seal), or duly authorized agent for the corporation may execute the application, proof that the corporation is a corporation in good standing.

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Property Address: _____
Legal Description: _____
Owner's Name: _____ Phone _____ Fax _____
Agent's Name: _____ Phone _____ Fax _____
Board Meeting of: _____

- NOTE: 1. **Incomplete applications will not be processed.**
2. Applicant and/or architect must be present at meeting.

Application for: _____
Lot size: _____
Lot area: _____
Frontage: _____
Construction Zone: _____
Front setback: _____
Side setback: _____
Rear setback: _____
Coastal Construction: Yes _____ No _____ East of coastal const. control line: Yes _____ No _____
State Road A1A frontage: _____
Swimming pool: _____ Yes _____ No _____ Existing: _____ Proposed: _____
Fence Type: _____ Existing: _____ Proposed: _____
Finished Floor elevation N.G.V.D.: _____
Seawall: _____ Existing: _____ Proposed: _____
Lot Drainage: _____
How will rainwater be disposed of on site? _____

Adjacent use (s): _____
Impervious area: _____
% of impervious area: _____
Existing ground floor livable area square footage: _____
Proposed ground floor livable area square footage: _____
Existing 2nd floor livable area square footage: _____
Proposed 2nd floor livable area square footage: _____
Proposed % of 2nd floor over ground floor: _____
Vaulted area square footage: _____
Vaulted height: _____
Color of main structure: _____
Color of trim: _____
Color & material of roof: _____
Building height (above finished floor elevation): _____
Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum): _____

Existing trees in Lot: _____ in Swale: _____
Proposed trees in Lot: _____ in Swale: _____
Number & type of shrubs: _____
Garage Type: _____ Existing: _____ Proposed: _____
Driveway width & type: _____

Date: _____

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
APPLICATION FOR
PETITION FOR VARIANCE

Date: _____

Fee: _____

I, _____ hereby petition the Town of Golden Beach for a variance from the terms of the Town of Golden Beach Code of Ordinances affecting property located at: _____ Folio No. _____

As specified in the attached "Application for Building Regulation Advisory Board" and related supporting material.

1. The Variance requested is for relief from the provisions of **(list section number(s) of the Town of Golden Beach Code of Ordinances):** _____

2. In order to recommend the granting of the variance, it must meet all the following criteria (please provide a response to each item):

- a. The Variance is in fact a Variance from a zoning regulation as set forth within the Zoning Chapter of the Town Code. _____

- b. Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district. _____

- c. The special conditions and circumstances do not result from the actions of the applicant. _____

- d. Granting the Variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district. _____

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
PETITION FOR VARIANCE

3. Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant. _____

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. _____

5. The granting of the Variance will be in harmony with the general intent and purpose of the Town Code and the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. _____

Does the Variance being requested comply with all the above listed criteria?
_____Yes _____No

6. Our code states that submission of a written statement is invited and encouraged. Has the applicant (petitioner) explained the variance to the owners of the nearest adjacent residences and sought their approval in writing? Yes_____ No. _____
Please attach any written letters of no objection to this petition.

7. Is this request related to new construction? Yes No

8. Is construction in progress? _____

9. Is this request as a result of a code violation? _____

10. Did this condition exist at the time property was acquired? Yes No

11. Is this request sought as a remedy to a case to be heard, or action taken by the Special Magistrate? _____

12. Do you have a building permit? Yes No

Building Permit No. _____ Date issued: _____

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
PETITION FOR VARIANCE
AFFIDAVIT BY OWNER

Affidavit by Owner for Variance Request(s):

Folio No.: _____ Address: _____

Legal Description: _____

Being duly sworn, deposes and says: That He/She is the Owner named in the application for Building Advisory Board for the hearing date of _____ relating to Variance requests for construction or other work to be performed on, or in connection with, the premises located as indicated in the application.

I acknowledge notification by The Town of Golden Beach, that granting of a variance(s) by The Town Council, is conditioned on the following:

1. That a Building Permit for the contemplated work pursuant to the Variance must be issued within two (2) years from the date of the approval of the Resolution granting such variance request.
2. If a Building Permit is not issued within the two (2) year time limit set then the Resolution granting the Variance approval will be null and void.
3. That as the applicant, and at my own expense, I shall record a certified copy of the Resolution in the public records of Miami-Dade County and return two (2) certified copies to the Golden Beach Town Hall for inclusion into my property records.

Signature of Owner or Legal Representative

Sworn to and subscribed before me this _____ day of _____, _____

Notary Public State of Florida at Large

_____ Personally know to me _____ Produced Identification

GOLDEN BEACH LANDSCAPE LEGEND

Chapter 52 - Landscaping

Zoning District: Net Lot Area: acres square feet

OPEN SPACE

A. Square feet of paved area, as indicated on the site plan:

B. Square feet of pervious area, as indicated on site plan:

Required Provided

TREES

A. The number of trees required per net lot acre:
= 1 tree per 2,500 SF of lot area minus number of existing trees
Less the existing number of trees meeting minimum requirements

(minus)

B. Min. 2 canopy trees or grouping of palms meeting code requirement in front setback

C. % palm trees allowed: No. trees required x 40%:

D. % native trees required: No. trees provided x 50% =

E. % drought tolerant trees required: No. trees provided x 50% =

F. Street trees: 1 per 25 linear feet of frontage excluding driveways
linear feet along street / 25' =

G. Total number of trees required / provided:

SHRUBS

A. The total number of trees required x 20 = the number of shrubs required

B. The number of shrubs required x 30% = the number of native shrubs required

Irrigation Plan: Required by Chapter 52. Automatic Irrigation provided

Last updated January 24th, 2017

Average Elevation of Pervious Areas= _____ feet NGVD

Step 4:

Determine the distance between the average high ground water elevation and the average elevation of the pervious areas. For design purposes, the average high ground water elevation for most of Golden Beach is 2 feet NGVD (Additionally, please check with your geotechnical engineer and/or geotechnical report.)

Distance= _____ feet

Step 5:

Determine an S_1 value from the table below:

Distance between ground water table and average elevation of pervious areas,	S_1
1 foot	0.45 inches
2 feet	1.88 inches
3 feet	4.95 inches
4 feet	8.18 inches
>4 feet	8.18 inches

If necessary, compute a value of S_1 by interpolation.

S_1 = _____ inches

Step 6:

Determine S as:

$$S = \frac{AP}{A} * S_1$$

S is computed in inches S = _____ inches

Step 7:

Determine runoff depth (R) as:

$$R = \frac{(P - 0.2 * S)^2}{(P + 0.8 * S)}$$

Where P = 7.00 inches of rainfall produced during a 10- year/ one-day storm. Then:

$$R = \frac{(7.00 - 0.2 * S)^2}{(7.00 + 0.8 * S)}$$

$$(7.00+0.8*S)$$

R is computed in inches R= _____ inches

Step 8:

Determine runoff depth (R) as:

$$V=A*\frac{R}{12}$$

V is computed in cubic feet. V is the volume of runoff generated during a 10 year- year/ one day storm within the property or sub-basin of the property.

$$V= \text{_____ cubic feet}$$

Step 9:

Compute “retention volume provided” (VP) as the retention volume capacity, in cubic feet, of swales, retention areas, and drains within the property or sub-basin within the property.

- Attach calculation showing how the volume was calculated.
- Calculations must be consistent with existing and proposed elevations shown on design plans.

$$VP= \text{_____ cubic feet}$$

Step 10:

Compute values of retention volume provided (VP in Step 9) with retention volumes needed (V in Step 8). Retention volume provided (VP) must be larger than retention volume needed (V). (VP= _____ cubic feet) > (V= _____ cubic feet)

NOTE: These volumes calculations are needed to satisfy the Town of Golden Beach Comprehensive Plan Level of Service (LOS) and Code requirements.

DEFINITIONS			
P:	Rainfall depth in inches.	A:	Total area of property in square feet.
S:	Soil storage capacity in inches.	AP:	Total pervious areas within property in square feet.
R:	Runoff depth in inches.	V:	Volume of runoff in cubic feet.
AI:	Total area of roof, pavement patios, pool decks, walkways and any other hardscape areas within the property in square feet (ie., total impervious area).		

Note:* means multiply.

TOWN OF GOLDEN BEACH
ACKNOWLEDGEMENT and AFFIDAVIT BY OWNER
Chapter 46-85 Height of Seawalls and Docks and Extension of Deck of Dock.
of the Code of Ordinances
Article IV Seawalls and Docks.

Affidavit by Owner: _____

Folio No.: _____ Address: _____

Legal Description: _____

Being duly sworn, deposes and says: That He/She is the Owner named in the permit application for construction or other related work to be performed on, or in connection with, the premises, as indicated above, and is in agreement that granting of a permit for construction on said premises, agrees to repair, or replace said seawall in question;

- a) All new and replacement seawalls shall be constructed at an elevation of 4.425 feet above the North American Vertical Datum of 1988 (NAVD-88). Except as provided in section (b) below, all new and replacement docks shall be constructed at a minimum height of 3.425 NAVD-88, and a maximum not to exceed 4.425 NAVD-88. No finished material installed or applied to the seawalls or docks shall exceed three inches in thickness. No cover shall be permitted to be erected in connection with any dock.

- b) Where any legal non-conforming seawall exists, a new or replacement dock may be constructed at an elevation which is not more than one foot below the top of the cap of the existing seawall.

Signature of Owner or Legal Representative
Print Name: _____

Sworn to and subscribed before me this _____ day of _____

Notary Public State of Florida at Large

_____ Personally know to me _____ Produced Identification

**ACKNOWLEDGMENT OF RECEIPT
FOR ZONE 1 PROPERTIES ONLY (OCEAN FRONT)**

Date: _____

Ref: Address of the Property: _____

I acknowledge receipt of the following documents from the Town of Golden Beach, Building and Zoning Department for properties situated in Zone One.

1. One-Hundred- Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line
2. Flood Resistant Provisions in the 7th Edition Florida Building Code (2020)
3. Flood Damage- Resistant Materials Requirements
4. Non- Conversion Agreement for Enclosures below the base flood elevation or Design Flood Elevation –fully execute and submit to the building department
5. New Construction/ Addition/ Remodel Permit Documentation Log

Name and Title

Signature



TOWN OF GOLDEN BEACH

One Golden Beach Drive, Golden Beach, FL 33160

Phone: (305) 932-0744 Fax: (305) 933-3825

www.goldenbeach.us

NON-CONVERSION AGREEMENT FOR ENCLOSURES BELOW THE BASE FLOOD ELEVATION OR DESIGN FLOOD ELEVATION (ZONE 1- OCEAN FRONT)

This DECLARATION made this ___ day of ___, 20___, by _____ ("Owner") having an address at _____ in the Town of Golden Beach, Florida designated in the Tax Records as Folio # _____ as recorded in the public records of Miami Dade County in Book No. _____, Page No. _____.

WITNESSETH:

WHEREAS, the Owner has applied for a permit to construct, improve, or repair the property owned by _____ (name) at _____ (address) in the Town of Golden Beach and:

- 1) It is identified by building Permit No. _____, dated _____;
- 2) It is located on a flood hazard area identified on Flood Insurance Rate Map Panel # _____, dated _____;
- 3) It is located in flood zone(s):

_____ Base Flood Elevation _____
_____ Base Flood Elevation _____
_____ Base Flood Elevation _____

Seaward of LiMWA or community defined Coastal A Zone limit: ☐ Yes ☐ No

Seaward of Coastal Construction Control Line: ☐ Yes ☐ No

Florida Department of Environmental Protection 100-Year Storm Elevation _____ (NGVD).

- 4) It is designed to conform to the requirements of the Town of Golden Beach Floodplain Management Ordinance referred herein as "Land Development Regulations," of Golden Beach and the most current edition of the Florida Building Code - Residential; and
- 5) If unauthorized improvements, modifications, alterations, conversions or repairs are made to it in the future, the structure could be made noncompliant by such unauthorized actions, including such actions by future owners.

WHEREAS, the Owner agrees to record this DECLARATION OF LAND RESTRICTION (NON-CONVERSION AGREEMENT) in the public records of Miami Dade County and certifies, accepts and declares that the following covenants, conditions and restrictions are placed on the affected property as a condition of granting the Permit, and affects rights and obligations of the Owner and any future owners, and shall be binding on the Owner, his heirs, personal representatives, successors and assigns.

THE PERMITTED STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE – RESIDENTIAL AND/OR LOCAL FLOODPLAIN MANAGEMENT REGULATIONS, AS APPLICABLE AND SUBJECT TO THE CONDITIONS, as follows:

1. The structure or part thereof to which these conditions apply is:
☐ An enclosure that is below the Base Flood Elevation or Design Flood Elevation.

- ☐ A detached, allowable accessory structure that is not elevated.
2. Enclosed areas below the Base Flood Elevation or Design Flood Elevation, whichever is higher, shall be used solely for parking of vehicles, limited storage, or access to the building. All interior walls, ceilings and floors within the enclosed area shall be unfinished or constructed of flood damage-resistant materials and shall not be used for recreational or habitable purposes. Installation of minimal electrical, mechanical and plumbing equipment, devices and fixtures as allowed by the Florida Building Code.
 3. The walls of the enclosed areas below the Base Flood Elevation or Design Flood Elevation of the structure or part thereof identified in #1 shall be designed to breakaway. The breakaway walls shall not be altered in any way that prevents the walls from breaking away, as designed, under flood conditions.
 4. The breakaway walls of the enclosed areas below the Base Flood Elevation or Design Flood Elevation of the structure or part thereof identified in #1 shall be equipped with flood openings. The flood openings shall not be blocked, covered, manually closed or modified in any way that would alter the intended performance to allow floodwaters to automatically enter and exit.
 5. Any conversion, alteration, modification, improvement, repair or changes from these conditions constitute a violation of the Permit and this agreement, and may render the structure non-compliant with minimum requirements, and result in higher NFIP flood insurance rates. The Town of Golden Beach, as the jurisdiction issuing the Permit and enforcing this agreement, may take any appropriate legal action to correct any violation.
 6. A duly appointed representative of the City is authorized to enter the property for the purpose of inspecting the exterior and interior of the enclosed area to verify compliance with this Declaration. Such inspections will be conducted upon due notice to the Owner and no more frequently than once year. More frequent inspections may be conducted if the annual inspection discovers a violation of the Permit
 7. Other conditions: _____

In witness whereof the undersigned set hands and seals this ____ day of _____, 20____.

Owner's Name (Printed)	Signature of Owner	Date
------------------------	--------------------	------

Owner's Name (Printed)	Signature of Owner	Date
------------------------	--------------------	------

Witness's Name (Printed)	Signature of Witness	Date
--------------------------	----------------------	------

Sworn to and Subscribed before me this _____ day of _____, 20____.

(SEAL)

Signature – State of Florida Notary Public

Personally known _____ OR, Produced Identification _____
Type of ID Produced _____

(DOCUMENT MUST BE RECORDED AND PROOF OF RECORDING PROVIDED)

One-Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line

ELEVATION CERTIFICATE AND INSTRUCTIONS



PREPARED BY:

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF WATER RESOURCE MANAGEMENT

2600 BLAIR STONE ROAD

TALLAHASSEE, FLORIDA 32399-3000

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ONE-HUNDRED-YEAR STORM ELEVATION REQUIREMENTS FOR HABITABLE STRUCTURES LOCATED SEAWARD OF A COASTAL CONSTRUCTION CONTROL LINE

PURPOSE

This document defines and provides the elevation standards for habitable structures located seaward of a coastal construction control line (CCCL), and the instructions for completing the CCCL Elevation Certificate required within section 3109 of the Florida Building Code.

The coastal construction control line delineates that area of the beach-dune system that is expected to be subject to severe fluctuation resulting from a one-hundred-year storm event. The one-hundred-year storm elevation requirements for habitable structures located seaward of the coastal construction control line ensure that the lowest horizontal structural member of the building is placed at an elevation above the predicted breaking wave crest.

Appendix A identifies the date the CCCL was recorded and its record plat location as filed in the Office of the Clerk of the Circuit Court of Public Records of each County.

Appendix B tabulates the one-hundred-year storm elevations and design grades for all coastal counties with established coastal construction control lines. The one-hundred-year storm elevation is the height of the breaking wave crest or wave approach as superimposed on the storm surge with dynamic wave set-up of a one-hundred-year storm. The design grade is the predicted eroded grade caused by the one-hundred-year storm event and should be considered by the design professional in the calculation of pile capacities and embedment depths of driven piles. All piles standing above the design grade should be designed as columns in accordance with the provisions of the Florida Building Code.

The maps contained in the document titled “Coastal County Maps” (not attached) are a compilation of coastal county maps that show the coastal construction control line and the location and identification number of the Florida Department of Environmental Protection (FDEP) range monuments.

INSTRUCTIONS FOR COMPLETING THE CCCL ELEVATION CERTIFICATE

The certificate will be prepared by or under the direct supervision of a registered land surveyor or professional engineer or architect. As part of the permit process and upon placement of the lowest horizontal structural member, the property owner will submit, to the building official, a completed CCCL Elevation Certificate depicting the elevation of the lowest horizontal structural member of the lowest habitable floor, as constructed in relation to National Geodetic Vertical Datum (N.G.V.D.). This certificate will be approved by the building official prior to commencing any additional work. Any work undertaken prior to approval of the certificate will be at the property owner's risk. The building official will review the submitted elevation data, and any deficiencies found will be corrected by the permit holder immediately and prior to any further work being authorized to proceed.

SECTION A - Property Information

The CCCL Elevation Certificate identifies the building, its owner and the building location. Provide the building owner's name(s), the building's complete street address, and lot and block number.

SECTION B - One-Hundred-Year Storm Elevation Information

In order to complete this portion of the Elevation Certificate, it is necessary to refer to the tables provided in Appendix B and the appropriate county map in the document titled “Coastal County Maps” or the official recorded coastal construction control line maps located in the clerk of the court's office.

- B. 1. Referencing the “Coastal County Maps” or the official recorded CCCL maps, locate the property and note the nearest range monument to the property. Using the tables in Appendix B, locate the county name and range monument and record the one-hundred-year storm elevation for the property. ***Please note that the elevations listed in the tables represent the design wave height of a one-hundred-year storm, not the storm surge elevation. Also note that the building elevation may be affected by environmental issues addressed in the FDEP permit for construction seaward of the CCCL.***

- B. 2. The CCCL Elevation Certificate uses the bottom of the building's lowest horizontal structural member as the point for measuring its elevation. Diagrams 1 and 2 located below are to be used to help determine the location of the lowest horizontal structural member. Record the elevation measurement (to the nearest tenth of a foot) of the bottom of the lowest horizontal structural member as determined by the registered land surveyor, professional engineer or architect.
- B. 3. Record the benchmark used to establish the lowest horizontal structural member elevation along with the benchmark elevation in the space provided.

SECTION C - Certification

Complete as indicated. The elevation certificate may only be signed by a registered land surveyor or professional engineer or architect registered by the State of Florida.

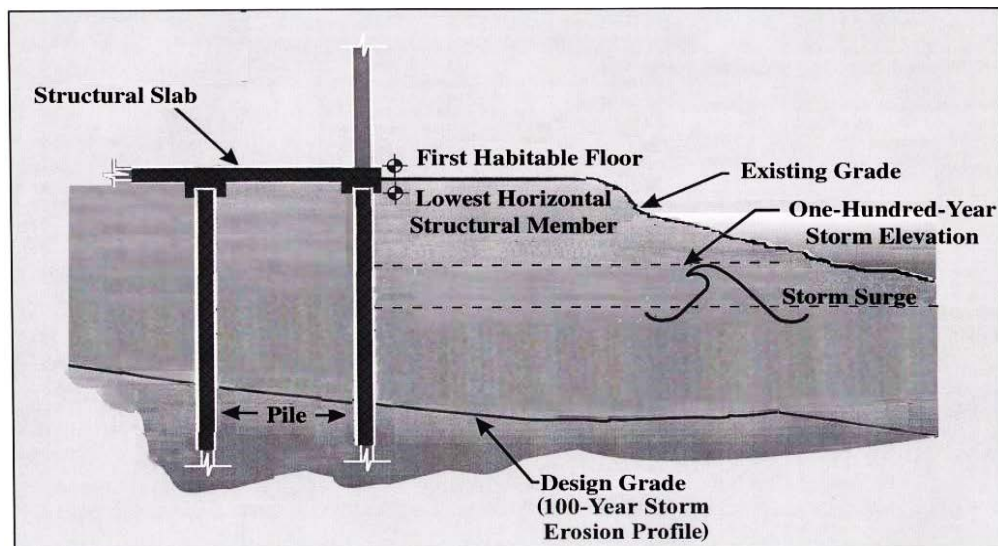


DIAGRAM 1

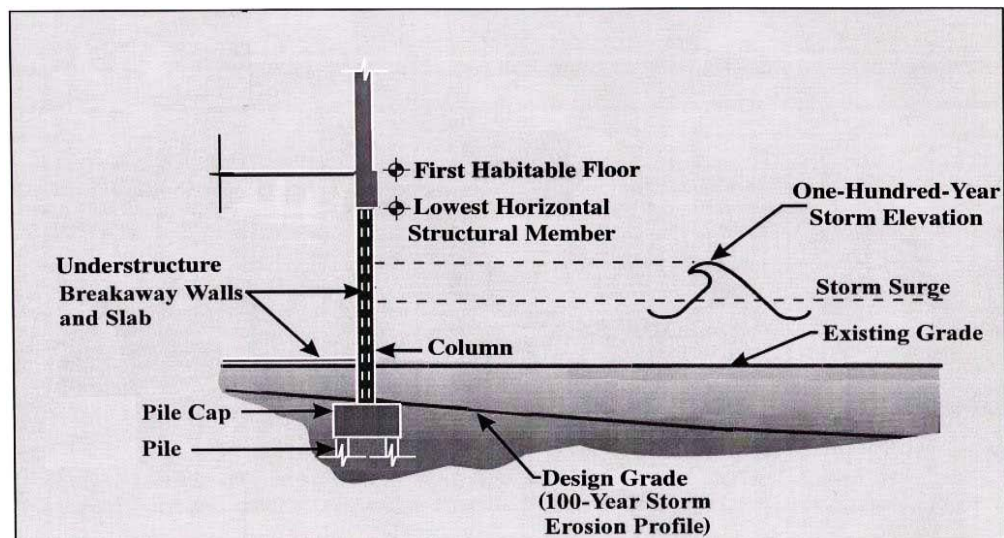


DIAGRAM 2

CCCL ELEVATION CERTIFICATE

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

This certificate is required by section 3109 of the Florida Building Code for habitable structures built seaward of a coastal construction control line to ensure the lowest horizontal structural member of such structures is located above the local one-hundred-year storm elevation as published in the Florida Department of Environmental Protection's document titled, "One-Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line." The elevation of the lowest horizontal structural member is to be shown in relation to National Geodetic Vertical Datum (N.G.V.D., 1929). The Department can assist with conversions to North American Vertical Datum (N.A.V.D., 1988).

NOTICE: This certificate shall be completed as part of the permitting process and submitted to the building official who will note any deficiencies and notify the permit holder of any actions necessary to bring the structure into compliance with the elevation requirement. Any deficiencies found by the building official shall be corrected by the permit holder immediately and prior to proceeding with work. Any work undertaken prior to submission of this certification shall be at the property owner's risk.

SECTION A Property Information		
PROPERTY OWNER'S NAME		
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. BOX NUMBER		
OTHER DESCRIPTION (Lot and Block Numbers, etc.)		
CITY	STATE	ZIP CODE

SECTION B One-Hundred-Year Storm Elevation Information	
1. Pursuant to the above document, the bottom of the lowest horizontal structural member must be located at or above _____ feet N.G.V.D.	
2. The bottom of the lowest horizontal structural member of the building is _____ feet N.G.V.D.	
3. Control elevation reference mark used: Benchmark ID _____ BM elevation: _____ feet N.G.V.D.	
Please refer to the diagrams on page 2 of this document for information regarding the location of the bottom of the lowest horizontal structural member.	

SECTION C Certification			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information and be submitted to and approved by the building official prior to commencing any additional work.			
I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.			
CERTIFIER'S NAME		LICENSE NUMBER	
TITLE		COMPANY NAME	
ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE	DATE	TELEPHONE	
COMMENTS:			

Affix Seal			

DEP Form 73-501

GUIDE TO THE COASTAL COUNTY MAPS

The coastal county maps are contained in the document titled "Coastal County Maps" created by the Department of Environmental Protection, Office of Beaches and Coastal Systems. The maps show the location of each county's coastal construction control line and are provided to give a general overview of the location of each coastal construction control line. The range monuments (R-monuments) shown on the maps are a statewide network of survey monumentation used, by the Department of Environmental Protection, on all of the state's sandy beach shoreline. The coastal county maps were created to provide a quick reference between a coastal property and its proximity to the R-monument.

The maps can be viewed on the Department of Environmental Protection, Division of Water Resource Management, Beaches Program web site: <https://floridadep.gov/water/beaches>.

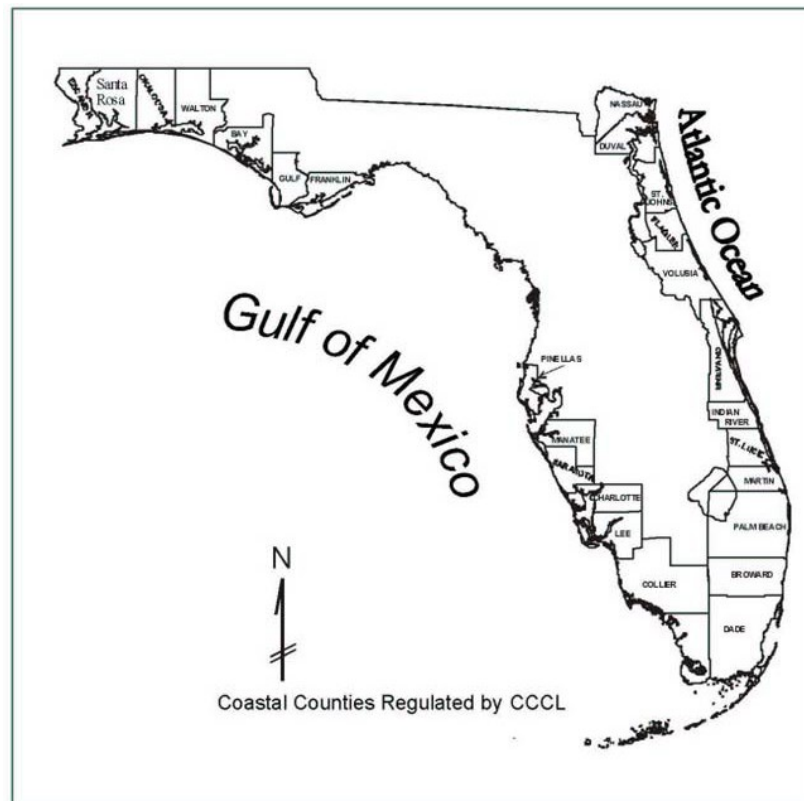
The maps are divided into regions of the state, northwest, southwest, northeast, and southeast. The maps are for information only and are not to scale.

How to Obtain the Maps

Copies of the coastal county maps may be downloaded from the Beaches Program web site at: <http://prodenv.dep.state.fl.us/DwrmCoasts/search>. In addition hard copies of coastal county maps are available for a nominal fee. To obtain a hard copy of the current map for a specific area, contact:

**Florida Department of Environmental Protection
Division of Water Resource Management
2600 Blair Stone Road, Mail Station 3500
Tallahassee, Florida 32399-3000**

To facilitate your request, review the current Maps on the web site, and obtain the page number you need or contact the Coastal Data Acquisition section at (850) 245-8336. The Department will also accept orders for maps.



APPENDIX A CCCL RECORDATION

The tables below identify the date the CCCL was recorded and its record plat location as filed in the Office of the Clerk of the Circuit Court of Public Records of each County.

PANHANDLE

COUNTY	DATE RECORDED	RECORD LOCATION
Escambia (ES)	6-19-86	Plat Bk. 13, Pg. 23, Sheets A-O Inclusive #460193
Santa Rosa (SR)	6-19-91	Plat Bk. F, Pg. 4-4-o O.R. 1178 69-84
Okaloosa (OK)	12-19-91	CCCL BK 3, Pg. 1-6 + O.R. Bk. 1642, Pg. 1073 - 1082
Walton (WL)	12-29-82, 8-16-2009	Book #1, Pp. 1-9; Book #1, Pp. 10-18
Bay (BA)	2-7-97	ORB 1687 Pp. 1048 - 1065 MAP CCCL BK2 Pg. 1-12
Gulf (GU)	2-5-86, 1-21-2010	Misc. Plat. Bk. #1, Pp. 12, 1-13; Misc. Plat. Bk. #1, Pp. 12, 1-13
Franklin (FR)	4-30-84, 5-18-2009	CCCL Bk 1, Pg. 1-19; CCCL Bk 1, Pgs. 20-28

LOWER WEST COAST

COUNTY	DATE RECORDED	RECORD LOCATION
Pinellas (PI)	1-16-79, 1-2-2002	Inst. #7900780, CCCL Bk. #1; Bulkhead Line PB 2, Pgs. 79-117
Manatee (ME)	8-6-87	Rd. Plat. Bk. #10, Pp. 1-7
Sarasota (ST)	3-2-89	O.R. BK. #2102 Pg. 2632-2650 Control Line Book 2 (Plat filed 1-26-89)
Charlotte (CH)	1-29-85	Setback Bk. #1, Pp. 1A-1G
Lee (LE)	5-30-91	OR BK. 2224 Pg. 1010-1041, Plat Bk. 48, Pg. 15 thru 34
Collier (CO)	6-29-89	CCSBL Bk #1, Pp. 26-36, O.R. Bk. #1452, Pp. 258-275 Doc. 01293533

UPPER EAST COAST

COUNTY	DATE RECORDED	RECORD LOCATION
Nassau (NA)	4-6-83	Setback Line Pp. 10-16
Duval (DU)	7-23-92	OR. BK 7379 Pg. 1769-1782 Map BK. C, Pg. 72 to 72H
St. John's (SJ)	1-28-88	CCCL Bk. #13B, Pp. 1-15
Flagler (FL)	4-14-88	CCCL Bk. #28, Pp. 5-12
Volusia (VO)	1-24-91	OR BK. 3579 Pg. 1550-1576, M.O.R. CCCL BK. 30 Pg. 20
Brevard (BE)	12-4-86	Survey Bk. #2A, Pp. 29-42

LOWER EAST COAST

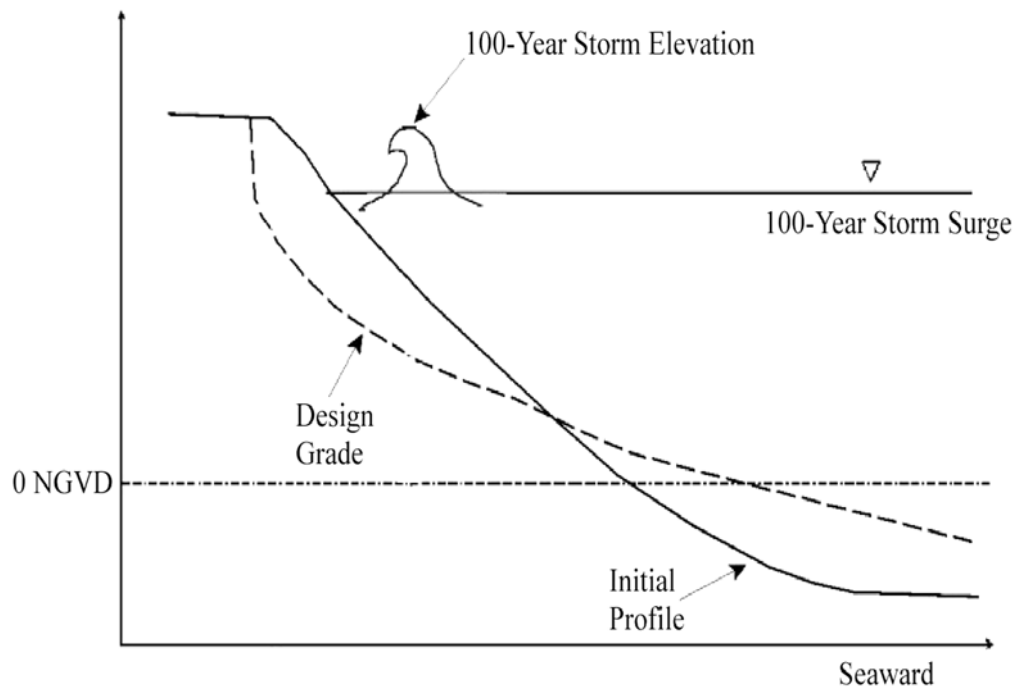
COUNTY	DATE RECORDED	RECORD LOCATION
Indian River (IR)	3-5-87	Pl. Bk. #12, Pp. 32-32H
St. Lucie (SL)	9-15-88	CCCL Bk. #26, 26A-26I
Martin (MI)	7-9-85	Plat Bk. #9, Pg. 99
Palm Beach (PB)	8-22-97	Plat Bk. #80, Pp. 137-155, OR Bk. 9951, Pp. 85-108
Broward (BO)	11-17-81	81-315377 Misc. Map Bk. #6, Pg. 10
Dade (DA)	2-10-82	Bulkhead Plat. Bk. #82R 31600 Bk. #74, Pg. 25

APPENDIX B

ONE-HUNDRED-YEAR STORM ELEVATION REQUIREMENTS

The following tables provide the one-hundred-year storm elevations and design grades, in relation to N.G.V.D., for all coastal counties with established coastal construction control lines. The computed one-hundred-year storm and design grade elevations and corresponding location relative to the current monument for each range of all twenty-five counties with an established CCCL, are tabulated below. One county-wide average is applicable to thirteen out of the twenty-five counties, such as Okaloosa County. Table I, IV and VII show results for the Panhandle area, the Southwest Gulf area and the Atlantic area, respectively. Gulf County, the Alligator Point area of Franklin County, the area from Sanibel Island to the southern end of Lee County, and the area from the northern end of Collier County to Gordon Pass show results in Table II, III, V and VI, respectively.

Please note that the one-hundred-year storm elevations and design grades for Navarre Beach, Santa Rosa County are included under R192-209, of Escambia County.



The One-Hundred-Year storm elevation is the height of the breaking wave crest or wave approach as superimposed on the storm surge with dynamic wave set-up of a one-hundred-year storm. The design grade is the predicted eroded grade caused by the one-hundred-year storm event.

County	From/To	Range Monument ID	Northing	Easting	100 – Year Storm Elevation (ft.)	100 – Year Storm Design Grade Elevation (ft.)
Escambia	From	R001	478564.000	1047494.190	15.4	4.6
Escambia	To	R032	483965.000	1078813.130	15.4	4.6
Escambia	From	R108	491954.656	1154762.130	16.2	3.1
Escambia	To	R138	496997.406	1183497.750	16.2	3.1
Escambia	From	R192	506751.375	1236863.000	16.5	2.4
Escambia	To	R209	509553.938	1254226.750	16.5	2.4
Okaloosa	From	R001	514426.736	1327483.132	15.1	4.5
Okaloosa	To	R015	512770.549	1342426.410	15.1	4.5
Okaloosa	---	R019	508555.961	1369494.312	15.8	4.5
Okaloosa	---	R020	508465.163	1370448.945	15.8	4.5
Okaloosa	---	R021	508687.563	1371603.826	15.9	4.5
Okaloosa	---	R022	508935.591	1372633.549	15.9	4.5
Okaloosa	---	R023	508663.136	1373628.780	16.0	4.5
Okaloosa	---	R024	508640.427	1374495.744	16.0	4.5
Okaloosa	---	R025	508665.049	1375776.784	16.1	4.5
Okaloosa	---	R026	508929.167	1376775.206	16.2	4.5
Okaloosa	---	R027	508925.269	1377907.878	16.2	4.5
Okaloosa	---	R028	508801.942	1378861.700	16.3	4.5
Okaloosa	---	R030	508874.324	1381176.832	16.4	4.5
Okaloosa	---	R031	508652.338	1382268.963	16.4	4.5
Okaloosa	---	R032	508533.120	1383128.946	16.5	4.5
Okaloosa	---	R033	508480.952	1384189.678	16.5	4.5
Okaloosa	---	R034	508458.394	1385155.551	16.6	4.5
Okaloosa	---	R035	508310.187	1386141.933	16.7	4.5
Okaloosa	---	R039	508210.034	1390186.581	16.2	4.5
Okaloosa	---	R040	508001.457	1390955.455	16.1	4.5
Okaloosa	---	R041	507891.070	1392271.605	16.0	4.5
Okaloosa	---	R042	507811.722	1393245.277	15.9	4.5
Okaloosa	---	R043	507605.865	1394196.179	15.8	4.5
Okaloosa	---	R044	507499.738	1395132.452	15.7	4.5
Okaloosa	---	R045	507446.690	1396218.893	15.5	4.5
Okaloosa	---	R046	507202.644	1397348.844	15.4	4.5
Okaloosa	---	R047	507061.576	1398286.997	15.3	4.5
Okaloosa	---	R048	507067.128	1399351.979	15.2	4.5
Okaloosa	---	R049	506877.511	1400303.941	15.1	4.5
Okaloosa	---	R050	506693.094	1401289.124	15.0	4.5
Walton	From	R001	506624.750	1401734.630	16.5	3.2
Walton	To	R030	500239.875	1433045.130	16.5	3.2
Walton	From	R031	499934.594	1434069.750	16.0	3.2
Walton	To	R072	486966.500	1473660.630	16.0	3.2

County	From/To	Range Monument ID	Northing	Easting	100 – Year Storm Elevation (ft.)	100 – Year Storm Design Grade Elevation (ft.)
Walton	From	R077	484740.844	1479389.130	15.3	3.2
Walton	To	R102	475652.063	1503167.380	15.3	3.2
Walton	From	R103	475592.719	1504326.380	15.0	3.2
Walton	To	R127	465086.313	1527413.880	15.0	3.2
Bay	From	R001	463811.375	1530362.750	17.4	2.7
Bay	To	R091	141799.906	1605999.880	17.4	2.7
Bay	From	R128	346907.781	1706095.250	17.1	3.6
Bay	To	R144	337404.344	1718488.250	17.1	3.6
Gulf	---	R001	336734.437	1719230.800	15.6	3.3
Gulf	---	R002	335922.665	1719861.940	15.7	4.1
Gulf	---	R003	335171.923	1720553.880	15.8	4.9
Gulf	---	R004	334377.704	1721193.693	15.9	5.3
Gulf	---	R005	333609.732	1721842.351	16.0	5.8
Gulf	---	R006	332855.653	1722478.412	16.0	5.7
Gulf	---	R007	332027.000	1723171.500	16.1	5.6
Gulf	---	R008	331337.999	1723839.035	16.2	5.5
Gulf	---	R009	330510.142	1724403.122	16.3	5.4
Gulf	---	R010	329724.652	1725026.649	16.4	5.1
Gulf	---	R011	328993.160	1725675.610	16.5	4.9
Gulf	---	R012	328134.084	1726198.792	16.6	4.7
Gulf	---	R013	327318.010	1726785.384	16.7	4.2
Gulf	---	R014	326481.618	1727321.819	16.8	4.0
Gulf	---	R015	325619.764	1727843.603	16.9	3.5
Gulf	---	R016	324734.681	1728359.002	17.0	3.3
Gulf	---	R017	323872.125	1728842.578	17.1	3.0
Gulf	---	R018	322977.795	1729329.526	17.1	2.6
Gulf	---	R019	322044.390	1729767.821	17.2	2.3
Gulf	---	R020	321216.300	1730196.095	17.3	2.2
Gulf	---	R021	320241.202	1730595.233	17.4	2.0
Gulf	---	R022	319342.114	1730990.035	17.5	1.9
Gulf	---	R023	318428.682	1731384.677	17.6	1.8
Gulf	---	R024	317499.871	1731744.788	17.7	1.5
Gulf	---	R025	316562.848	1732076.509	17.8	1.4
Gulf	---	R026	315588.585	1732232.859	17.9	1.3
Gulf	---	R027	314660.742	1732664.158	18.0	1.2
Gulf	---	R028	313692.980	1732957.850	18.1	1.1
Gulf	---	R029	312761.590	1733338.794	18.2	1.0
Gulf	---	R030	311848.953	1733756.649	18.2	0.9
Gulf	---	R031	310946.617	1734257.318	18.3	0.9
Gulf	---	R075	276991.344	1713720.976	12.1	3.3

County	From/To	Range Monument ID	Northing	Easting	100 – Year Storm Elevation (ft.)	100 – Year Storm Design Grade Elevation (ft.)
Gulf	---	R076	275960.197	1713930.740	12.3	3.3
Gulf	---	R077	274935.000	1714164.020	12.4	3.3
Gulf	---	R078	273899.107	1714380.765	12.6	3.3
Gulf	---	R079	272875.574	1714617.633	12.8	3.3
Gulf	---	R080	271897.646	1714952.460	12.9	3.2
Gulf	---	R081	270943.508	1715419.948	13.1	3.2
Gulf	---	R082	269919.392	1715664.947	13.3	3.1
Gulf	---	R083	269149.733	1715854.958	13.5	3.1
Gulf	---	R084	268039.803	1716303.341	13.6	3.0
Gulf	---	R085	267097.857	1716632.415	13.8	2.9
Gulf	---	R087	265158.109	1717310.097	14.2	2.9
Gulf	---	R088	264175.774	1717634.182	14.3	2.8
Gulf	---	R089	263201.837	1717965.952	14.5	2.8
Gulf	---	R090	262210.391	1718263.666	14.7	2.5
Gulf	---	R091	261262.400	1718636.681	14.8	2.2
Gulf	---	R092	260331.282	1719071.035	15.0	2.0
Gulf	---	R093	259390.459	1719392.883	15.2	1.9
Gulf	---	R094	258450.138	1719788.544	15.4	1.8
Gulf	---	R095	257457.445	1720171.707	15.5	1.7
Gulf	---	R096	256448.079	1720450.030	15.7	1.6
Gulf	---	R097	255596.713	1720997.807	15.9	1.5
Gulf	---	R098	254657.803	1721303.154	16.1	1.5
Gulf	---	R099	253761.000	1721779.000	16.2	1.4
Gulf	---	R100	252952.411	1722323.250	16.4	1.4
Gulf	---	R101	251972.208	1722660.470	16.6	1.3
Gulf	---	R102	251123.057	1723106.136	16.8	1.2
Gulf	---	R103	250233.353	1723644.776	17.0	1.1
Gulf	---	R104	249379.486	1724280.158	17.1	1.0
Gulf	---	R105	248542.388	1724863.917	17.3	1.0
Gulf	---	R106	247607.744	1725302.784	17.4	1.0
Gulf	---	R127	248100.971	1736852.134	16.3	6.8
Gulf	---	R128	248400.119	1737740.342	16.4	6.8
Gulf	---	R129	248637.994	1738712.681	16.4	6.8
Gulf	---	R130	248903.167	1739740.528	16.5	6.8
Gulf	---	R131	249177.243	1740776.869	16.6	6.4
Gulf	---	R132	249322.731	1741782.198	16.6	6.0
Gulf	---	R133	249541.750	1742818.532	16.7	5.3
Gulf	---	R134	249586.411	1743840.938	16.8	5.1
Gulf	---	R135	249660.032	1744839.066	16.8	5.0

County	From/To	Range Monument ID	Northing	Easting	100 – Year Storm Elevation (ft.)	100 – Year Storm Design Grade Elevation (ft.)
Gulf	---	R136	249704.963	1745831.549	19.9	4.8
Gulf	---	R137	249768.243	1746886.465	17.0	4.7
Gulf	---	R138	249790.717	1747871.192	17.0	4.6
Gulf	---	R139	249783.323	1748890.427	17.1	4.5
Gulf	---	R140	249793.964	1749849.732	17.2	4.4
Gulf	---	R141	249784.671	1750895.647	17.2	4.4
Gulf	---	R142	249806.246	1751959.884	17.3	4.4
Gulf	---	R143	249567.942	1752897.482	17.4	4.3
Gulf	---	R144	249636.153	1754008.462	17.4	4.3
Gulf	---	R145	249461.635	1754962.190	17.5	4.3
Gulf	---	R146	249254.988	1756014.043	17.6	4.3
Gulf	---	R147	249130.202	1756915.135	17.6	4.3
Gulf	---	R148	248831.822	1757954.250	17.7	4.2
Gulf	---	R149	248781.215	1759000.168	17.8	4.2
Gulf	---	R150	248524.723	1759952.938	17.8	4.2
Gulf	---	R151	248159.316	1760964.010	17.9	4.2
Gulf	---	R152	247848.254	1761999.605	18.0	4.2
Gulf	---	R153	247574.657	1762973.696	18.0	4.2
Gulf	---	R154	247387.900	1763991.610	18.1	4.2
Gulf	---	R155	247245.879	1764994.730	18.2	4.2
Gulf	---	R157	247370.323	1766920.518	18.3	4.2
Gulf	---	R158	247396.886	1767789.473	18.4	4.2
Gulf	---	R159	247833.520	1768712.088	18.4	4.2
Gulf	---	R160	248406.334	1769620.761	18.5	4.2
Gulf	---	R161	248880.946	1770246.440	18.6	4.2
Franklin	From	R052	223589.000	1854668.380	17.0	4.5
Franklin	To	R106	249049.234	1906519.630	17.0	4.5
Franklin	From	R154	283102.031	1947412.130	18.9	3.8
Franklin	To	R192	300507.313	1976784.750	18.9	3.8
Franklin	From	R196	328391.281	2024589.630	20.7	3.8
Franklin	To	R200	328368.719	2028711.000	20.7	3.8
Franklin	---	R201	328173.188	2029597.130	20.5	3.8
Franklin	---	R202	327808.688	2030568.000	20.3	3.8
Franklin	---	R203	327496.375	2031467.500	20.2	3.8
Franklin	---	R204	327178.125	2032458.250	20.1	3.8
Franklin	---	R205	326712.594	2033364.130	20.0	3.8
Franklin	---	R206	326345.875	2034347.630	19.9	3.8
Franklin	---	R207	326080.438	2035298.130	19.9	3.8

County	From/To	Range Monument ID	Northing	Easting	100 – Year Storm Elevation (ft.)	100 – Year Storm Design Grade Elevation (ft.)
Franklin	---	R208	325876.500	2036199.380	19.9	3.8
Franklin	---	R209	325380.469	2037219.380	19.9	3.8
Franklin	---	R210	325058.719	2037984.130	20.0	3.8
Franklin	---	R211	325086.719	2039249.250	20.3	3.8
Franklin	---	R212	325011.406	2040168.500	20.6	3.8
Franklin	---	R213	325356.281	2041119.130	20.9	3.8
Franklin	---	R214	325674.625	2042004.000	21.2	3.8
Franklin	From	R215	325941.906	2042963.750	21.6	3.8
Franklin	To	R235	340851.375	2051679.630	21.6	3.8
Pinellas	---	County Wide	---	---	16.8	1.6
Manatee	---	R001	1165474.339	259662.035	18.2	2.0
Manatee	---	R002	1165352.334	259109.760	18.3	2.0
Manatee	---	R003	1164815.336	258889.001	18.3	2.0
Manatee	---	R004	1163852.906	259099.924	18.4	2.0
Manatee	---	R005	1163117.219	259472.126	18.4	2.0
Manatee	---	R006	1162277.015	260030.420	18.5	2.0
Manatee	---	R007	1161432.304	260951.324	18.5	2.0
Manatee	---	R008	1160584.674	261234.161	18.6	2.0
Manatee	---	R009	1159873.142	262038.826	18.6	2.0
Manatee	---	R010	1159204.754	262731.117	18.7	2.0
Manatee	---	R011	1158413.967	263436.883	18.7	2.0
Manatee	---	R012	1157635.697	264230.802	18.8	2.0
Manatee	---	R013	1156878.845	264862.232	18.8	2.0
Manatee	---	R014	1156166.132	265553.320	18.9	2.0
Manatee	---	R015	1155158.958	266211.096	18.9	2.0
Manatee	---	R016	1150788.320	268955.906	19.0	2.0
Manatee	---	R017	1153563.281	267224.487	19.0	2.0
Manatee	---	R018	1152857.371	267890.334	19.1	2.0
Manatee	---	R019	1151889.699	268237.656	19.1	2.0
Manatee	---	R020	1151120.965	268859.128	19.2	2.0
Manatee	---	R021	1150056.971	269241.486	19.2	2.0
Manatee	---	R022	1149152.018	269653.341	19.3	2.0
Manatee	---	R023	1148302.927	270040.024	19.3	2.0
Manatee	---	R024	1147347.114	270365.557	19.4	2.0
Manatee	---	R025	1146427.521	270663.046	19.4	2.0
Manatee	---	R026	1145353.679	271290.065	19.5	2.0
Manatee	---	R027	1144550.011	271365.367	19.5	2.0
Manatee	---	R028	1143600.238	271703.608	19.6	2.0
Manatee	---	R029	1142270.217	272138.079	19.6	2.0

County	From/To	Range Monument ID	Northing	Easting	100 – Year Storm Elevation (ft.)	100 – Year Storm Design Grade Elevation (ft.)
Manatee	---	R030	1141443.943	272568.338	19.7	2.0
Manatee	---	R031	1140383.792	272948.659	19.7	2.0
Manatee	---	R032	1139501.002	273163.108	19.8	2.0
Manatee	---	R033	1138576.980	273485.301	19.8	2.0
Manatee	---	R034	1137658.592	273754.752	19.9	2.0
Manatee	---	R035	1136689.312	274071.908	19.9	2.0
Manatee	---	R036	1135803.634	274334.984	20.0	2.0
Manatee	---	R037	1134841.633	274696.539	20.0	2.0
Manatee	From	R038	1134062.810	275136.960	17.7	2.0
Manatee	To	R046	1127411.430	277385.519	17.7	2.0
Manatee	From	R047	1126599.104	278066.978	19.0	2.0
Manatee	To	R067	1111514.426	291279.253	19.0	2.0
Sarasota	---	County Wide	---	---	19.4	1.8
Charlotte	From	R001	949540.942	378090.378	19.8	2.4
Charlotte	To	R015	937187.675	384794.638	19.8	2.4
Charlotte	From	R022	930830.438	389342.981	19.5	2.4
Charlotte	To	R025	929035.756	390469.496	19.5	2.4
Charlotte	From	R026	928189.604	391004.564	19.1	2.4
Charlotte	To	R050	908565.594	404048.701	19.1	2.4
Charlotte	---	R051	907600.891	404709.213	19.0	2.4
Charlotte	---	R052	906782.874	405485.780	19.0	2.4
Charlotte	---	R053	905850.534	406090.584	18.9	2.4
Charlotte	---	R054	904905.419	406546.750	18.9	2.4
Charlotte	---	R055	903971.324	406992.502	18.8	2.4
Charlotte	---	R056	903043.667	407426.752	18.8	2.4
Charlotte	---	R057	902712.140	407883.909	18.7	2.4
Charlotte	---	R058	900363.295	408389.110	18.7	2.4
Charlotte	---	R059	900282.292	407899.465	18.6	2.4
Charlotte	---	R060	899631.739	407608.208	18.6	2.4
Charlotte	---	R061	898621.011	407776.136	18.5	2.4
Charlotte	---	R062	897713.484	408361.166	18.5	2.4
Charlotte	---	R063	896987.135	408874.363	18.5	2.4
Charlotte	---	R064	895989.576	409304.395	18.4	2.4
Charlotte	---	R065	895169.754	409898.529	18.4	2.4
Charlotte	---	R066	894330.279	410411.536	18.3	2.4
Charlotte	---	R067	893449.036	410888.113	18.3	2.4
Charlotte	---	R068	892970.440	411146.461	18.3	2.4
Lee	From	R001	892408.690	411391.920	18.6	3.5
Lee	To	R113	778195.190	441945.380	18.6	3.5

County	From/To	Range Monument ID	Northing	Easting	100 – Year Storm Elevation (ft.)	100 – Year Storm Design Grade Elevation (ft.)
Lee	---	R124	771304.500	450943.500	17.6	3.5
Lee	---	R125	770709.500	451984.500	17.6	3.5
Lee	---	R126	770049.000	452736.500	17.6	3.5
Lee	---	R127	769317.000	453565.500	17.7	3.5
Lee	---	R128	768317.000	454500.500	17.7	3.5
Lee	---	R129	767633.500	455146.500	17.8	3.5
Lee	---	R130	766808.000	455944.000	17.8	3.5
Lee	---	R131	766028.500	456557.000	17.9	3.5
Lee	---	R132	765297.280	457239.340	17.9	3.5
Lee	---	R133	764689.000	457965.500	18.0	3.5
Lee	---	R134	764177.530	458822.000	18.0	3.5
Lee	---	R135	763720.000	459698.000	18.1	3.5
Lee	---	R136	763339.000	460505.000	18.1	3.5
Lee	---	R137	762865.500	461580.500	18.2	3.5
Lee	---	R138	762493.000	462346.500	18.2	3.5
Lee	---	R139	762032.000	463343.000	18.3	3.5
Lee	---	R140	761713.500	464231.000	18.3	3.5
Lee	---	R141	761350.000	465141.500	18.4	3.5
Lee	---	R142	760881.875	466082.717	18.4	3.5
Lee	---	R143	760538.000	467022.500	18.5	3.5
Lee	---	R144	760229.000	467860.000	18.5	3.5
Lee	---	R145	759865.000	468784.500	18.6	3.5
Lee	---	R146	759581.500	469768.500	18.6	3.5
Lee	---	R147	759359.500	470809.000	18.7	3.5
Lee	---	R148	759092.000	471787.000	18.7	3.5
Lee	---	R149	759108.000	472786.000	18.8	3.5
Lee	---	R150	759051.154	473729.247	18.8	3.5
Lee	---	R151	759121.000	474835.500	18.9	3.5
Lee	---	R152	759159.420	475647.227	18.9	3.5
Lee	---	R153	759484.000	476753.000	19.0	3.5
Lee	---	R154	759760.500	477640.500	19.0	3.5
Lee	---	R155	760079.500	478553.500	19.1	3.5
Lee	---	R156	760507.500	479461.000	19.1	3.5
Lee	---	R157	760883.810	480367.080	19.2	3.5
Lee	---	R158	761310.000	481238.000	19.2	3.5
Lee	---	R159	761701.260	482201.800	19.3	3.5
Lee	---	R160	762153.000	482951.500	19.3	3.5
Lee	---	R161	762698.000	483828.500	19.4	3.5
Lee	---	R162	763747.160	485280.070	19.4	3.5
Lee	---	R163	764361.000	486310.000	19.4	3.5

County	From/To	Range Monument ID	Northing	Easting	100 – Year Storm Elevation (ft.)	100 – Year Storm Design Grade Elevation (ft.)
Lee	---	R164	764674.500	486908.500	19.5	3.5
Lee	---	R165	765344.000	488032.000	19.5	3.5
Lee	---	R166	765906.500	488830.500	19.6	3.5
Lee	---	R167	766417.000	489674.000	19.6	3.5
Lee	---	R168	766861.500	490557.500	19.7	3.5
Lee	---	R169	767446.000	491467.000	19.7	3.5
Lee	---	R170	767992.569	492350.337	19.8	3.5
Lee	---	R171	768868.500	493016.000	19.8	3.5
Lee	---	R172	768991.500	493853.500	19.9	3.5
Lee	---	R173	769582.500	494843.000	19.9	3.5
Lee	---	R174	770134.870	495158.940	20.0	3.5
Lee	---	R175	774264.500	510899.500	20.0	3.5
Lee	---	R176	773507.520	511107.710	20.1	3.5
Lee	---	R177	772796.691	511650.789	20.1	3.5
Lee	---	R178	771981.500	512406.500	20.2	3.5
Lee	---	R179	771382.530	512952.060	20.2	3.5
Lee	---	R180	770556.850	513703.160	20.3	3.5
Lee	---	R181	770035.000	514545.000	20.3	3.5
Lee	---	R182	769822.000	515546.000	20.4	3.5
Lee	---	R183	769479.000	516339.000	20.4	3.5
Lee	---	R184	769066.000	517327.500	20.5	3.5
Lee	---	R185	768486.500	518178.000	20.5	3.5
Lee	---	R186	768107.500	519072.000	20.6	3.5
Lee	---	R187	767609.290	520398.690	20.6	3.5
Lee	---	R188	766802.000	521826.000	20.7	3.5
Lee	---	R189	766303.500	522729.000	20.7	3.5
Lee	---	R190	765723.500	523555.000	20.8	3.5
Lee	---	R191	765232.000	524303.000	20.8	3.5
Lee	---	R192	764531.000	525110.500	20.9	3.5
Lee	---	R193	763920.500	525730.000	20.9	3.5
Lee	---	R194	763132.000	526767.500	21.0	3.5
Lee	---	R195	762461.500	527433.000	21.0	3.5
Lee	---	R196	761873.466	528146.922	21.1	3.5
Lee	---	R197	761043.448	528844.342	21.1	3.5
Lee	---	R198	760499.000	529630.000	21.2	3.5
Lee	---	R199	759571.500	530241.000	21.2	3.5
Lee	---	R200	758958.500	530883.500	21.3	3.5
Lee	---	R201	757972.000	531400.000	21.3	3.5
Lee	---	R202	757140.500	531796.500	21.4	3.5
Lee	---	R203	755800.661	531952.059	21.4	3.5

County	From/To	Range Monument ID	Northing	Easting	100 – Year Storm Elevation (ft.)	100 – Year Storm Design Grade Elevation (ft.)
Lee	---	R204	754821.000	532332.000	21.5	3.5
Lee	---	R205	754347.500	533182.000	21.5	3.5
Lee	---	R206	753419.040	533947.300	21.6	3.5
Lee	---	R207	752534.500	534590.500	21.6	3.5
Lee	---	R208	752409.000	535626.000	21.7	3.5
Lee	---	R209	752360.500	536645.500	21.7	3.5
Lee	---	R210	752595.000	537753.000	21.7	3.5
Lee	---	R226	738034.800	544769.950	21.7	3.5
Lee	---	R227	737131.000	545207.500	21.7	3.5
Lee	---	R228	736140.000	545743.500	21.7	3.5
Lee	---	R229	735566.990	546361.330	21.7	3.5
Lee	---	R230	734617.500	546820.500	21.7	3.5
Lee	---	R231	733770.500	547379.000	21.7	3.5
Lee	---	R232	732637.000	547725.000	21.7	3.5
Lee	---	R233	731878.000	548225.500	21.7	3.5
Lee	---	R234	730770.403	548580.268	21.7	3.5
Lee	---	R235	729941.500	548896.500	21.7	3.5
Lee	---	R236	728912.500	549424.500	21.7	3.5
Lee	---	R237	727980.000	549649.500	21.7	3.5
Lee	---	R238	726958.500	550188.000	21.7	3.5
Lee	---	R239	725896.400	550570.910	21.7	3.5
Collier	---	R001	726436.250	223078.062	22.4	1.9
Collier	---	R002	725495.193	223418.505	22.4	1.9
Collier	---	R003	726436.250	223078.063	22.4	1.9
Collier	---	R004	723568.245	223968.293	22.3	1.9
Collier	---	R005	722601.976	224364.440	22.3	1.9
Collier	---	R006	721661.000	224773.188	22.3	1.9
Collier	---	R022	705668.011	228699.451	21.9	1.9
Collier	---	R023	704714.375	229032.625	21.9	1.9
Collier	---	R024	703700.135	229177.605	21.8	1.9
Collier	---	R025	702657.772	229595.787	21.8	1.9
Collier	---	R026	701679.032	229607.882	21.8	1.9
Collier	---	R027	700695.375	229750.313	21.7	1.9
Collier	---	R028	699512.530	229922.136	21.7	1.9
Collier	---	R029	698675.639	230101.954	21.7	1.9
Collier	---	R030	697665.976	230298.027	21.7	1.9
Collier	---	R031	696642.183	230465.698	21.6	1.9
Collier	---	R032	695653.088	230651.516	21.6	1.9
Collier	---	R033	694660.188	230862.125	21.6	1.9
Collier	---	R034	693648.875	231040.750	21.6	1.9

County	From/To	Range Monument ID	Northing	Easting	100 – Year Storm Elevation (ft.)	100 – Year Storm Design Grade Elevation (ft.)
Collier	---	R035	692656.378	231168.587	21.5	1.9
Collier	---	R045	682488.589	232239.212	21.3	1.9
Collier	---	R046	681383.119	232299.047	21.3	1.9
Collier	---	R047	680409.685	232314.060	21.2	1.9
Collier	---	R048	679476.707	232328.825	21.2	1.9
Collier	---	R049	678409.602	232343.589	21.2	1.9
Collier	---	R050	677323.866	232373.165	21.2	1.9
Collier	---	R051	675998.160	232474.314	21.1	1.9
Collier	---	R052	675120.608	232594.199	21.1	1.9
Collier	---	R053	674076.534	232689.818	21.1	1.9
Collier	---	R054	673006.100	232711.616	21.0	1.9
Collier	---	R055	671959.812	232734.833	21.0	1.9
Collier	---	R056	671040.457	232825.414	21.0	1.9
Collier	---	R057	670276.305	232902.238	21.0	1.9
Collier	---	R058	668531.334	233456.764	20.9	1.9
Collier	---	R059	667557.580	233607.481	20.9	1.9
Collier	---	R060	666513.772	233905.400	20.9	1.9
Collier	---	R061	665477.166	234198.203	20.9	1.9
Collier	---	R062	664456.753	234191.994	20.8	1.9
Collier	---	R063	663472.688	234413.688	20.8	1.9
Collier	---	R064	662560.667	234574.574	20.8	1.9
Collier	---	R065	661782.691	234659.134	20.8	1.9
Collier	---	R066	660976.765	234838.515	20.7	1.9
Collier	---	R067	660180.777	234914.559	20.7	1.9
Collier	---	R068	659373.809	234980.285	20.7	1.9
Collier	---	R069	658564.431	235034.690	20.7	1.9
Collier	---	R070	657769.998	235111.455	20.6	1.9
Collier	---	R071	656975.926	235229.700	20.6	1.9
Collier	---	R072	656184.737	235369.073	20.6	1.9
Collier	---	R073	655374.625	235362.500	20.6	1.9
Collier	---	R074	654569.964	235496.311	20.5	1.9
Collier	---	R075	653794.836	235648.548	20.5	1.9
Collier	---	R076	652994.660	235668.912	20.5	1.9
Collier	---	R077	652213.664	235834.436	20.4	1.9
Collier	---	R078	651448.468	235866.680	20.4	1.9
Collier	---	R079	650350.000	235929.375	20.4	1.9
Collier	---	R080	649196.750	235993.625	20.4	1.9
Collier	---	R081	648097.063	236613.500	20.3	1.9
Collier	---	R082	647265.188	236277.125	20.3	1.9
Collier	---	R083	646228.418	236411.155	20.3	1.9

County	From/To	Range Monument ID	Northing	Easting	100 – Year Storm Elevation (ft.)	100 – Year Storm Design Grade Elevation (ft.)
Collier	---	R084	645268.532	236449.285	20.3	1.9
Collier	---	R085	644301.054	236612.617	20.2	1.9
Collier	---	R086	643433.216	236775.023	20.2	1.9
Collier	---	R087	642431.938	236975.313	20.2	1.9
Collier	---	R088	641416.392	237031.783	20.2	1.9
Collier	---	R089	640533.625	237172.687	20.1	1.9
Collier	From	R090	639635.625	237035.000	20.1	1.0
Collier	To	R127A	605677.188	251380.813	20.1	1.0
Collier	From	R128	605677.187	251380.812	18.8	1.9
Collier	To	R148	573822.125	260509.625	18.8	1.9
Nassau	From	R013	2311037.000	365120.000	19.9	3.9
Nassau	To	R031	2293831.000	362959.000	19.9	3.9
Nassau	From	R032	2292955.000	362775.000	18.0	5.7
Nassau	To	R076	2289956.000	362070.000	18.0	5.7
Duval	---	R039	2191059.010	374283.770	17.3	5.5
Duval	---	R040	2190092.750	374384.120	17.3	5.5
Duval	---	R041	2189198.560	374367.850	17.3	5.5
Duval	---	R042	2188152.620	374458.210	17.3	5.5
Duval	---	R043	2187337.850	374522.250	17.4	5.5
Duval	---	R044	2186388.170	374603.510	17.4	5.5
Duval	---	R045	2185453.330	374675.320	17.4	5.5
Duval	---	R046	2184488.250	374740.670	17.4	5.5
Duval	---	R047	2183505.490	374879.990	17.4	5.5
Duval	---	R048	2182484.070	374997.370	17.5	5.5
Duval	---	R049	2181560.700	375064.470	17.5	5.5
Duval	---	R050	2180642.490	375142.990	17.5	5.5
Duval	---	R051	2179702.990	375236.990	17.5	5.5
Duval	---	R052	2178647.990	375316.000	17.5	5.5
Duval	---	R053	2177717.490	375393.990	17.6	5.5
Duval	---	R054	2176803.910	375445.790	17.6	5.5
Duval	---	R055	2175866.990	375520.490	17.6	5.5
Duval	---	R056	2174933.990	375564.490	17.6	5.5
Duval	---	R057	2174074.990	375778.490	17.7	5.5
Duval	---	R058	2173090.300	375951.530	17.7	5.5
Duval	---	R059	2172156.690	375998.890	17.7	5.5
Duval	---	R060	2171248.490	376093.490	17.7	5.5
Duval	---	R061	2170198.390	376395.260	17.7	5.5
Duval	---	R062	2169336.490	376508.990	17.8	5.5
Duval	---	R063	2168329.270	376662.420	17.8	5.5
Duval	---	R064	2167455.030	376829.500	17.8	5.5

County	From/To	Range Monument ID	Northing	Easting	100 – Year Storm Elevation (ft.)	100 – Year Storm Design Grade Elevation (ft.)
Duval	---	R065	2166477.950	376962.230	17.8	5.5
Duval	---	R066	2165503.710	377128.900	17.8	5.5
Duval	---	R067	2164537.930	377282.630	17.9	5.5
Duval	---	R068	2163568.490	377370.490	17.9	5.5
Duval	---	R069	2162545.010	377609.890	17.9	5.5
Duval	---	R070	2161538.130	377806.140	17.9	5.5
Duval	---	R071	2160628.050	377970.770	18.0	5.5
Duval	---	R072	2159634.440	377925.080	18.0	5.5
Duval	---	R073	2158689.490	378368.780	18.0	5.5
Duval	---	R074	2157807.880	378527.330	18.0	5.5
Duval	---	R075	2156845.480	378751.490	18.0	5.5
Duval	---	R076	2155824.500	378949.770	18.1	5.5
Duval	---	R077	2154887.990	379129.990	18.1	5.5
Duval	---	R078	2154052.170	379268.560	18.1	5.5
Duval	---	R079	2153053.480	379439.700	18.1	5.5
Duval	---	R080	2151939.290	379681.720	18.1	5.5
St. Johns	From	R001	2151940.349	379681.864	17.3	5.2
St. Johns	To	R045	2107393.562	389799.320	17.3	5.2
St. Johns	From	R067	2084801.704	394430.910	16.5	5.2
St. Johns	To	R117	2034104.349	406102.112	16.5	5.2
St. Johns	---	R118	2033084.256	406485.121	17.6	5.2
St. Johns	---	R119	2032061.729	406921.041	18.2	5.2
St. Johns	---	R120	2031034.982	407363.865	17.9	5.2
St. Johns	---	R121	2030032.197	407769.343	18.3	5.2
St. Johns	---	R122	2027528.141	406881.407	17.3	5.2
St. Johns	---	R142	2007878.972	415752.124	18.6	5.2
St. Johns	---	R143	2006063.238	415707.466	18.4	5.2
St. Johns	---	R144	2005831.246	415575.231	18.6	5.2
St. Johns	---	R145	2004803.947	415597.979	18.0	5.2
St. Johns	---	R146	2003809.066	415674.148	17.5	5.2
St. Johns	---	R147	2002764.080	415575.260	17.0	5.2
St. Johns	---	R148	2001825.744	415872.102	17.0	5.2
St. Johns	---	R149	2000819.459	415927.813	16.4	5.2
St. Johns	---	R150	1999839.248	416062.115	15.8	5.2
St. Johns	---	R151	1998834.381	416040.556	15.5	5.2
St. Johns	---	R152	1997849.499	416108.848	16.1	5.2
St. Johns	---	R199	1950313.292	428953.791	16.1	5.2
St. Johns	---	R200	1949336.572	429186.976	18.0	5.2
St. Johns	---	R209	1940544.778	431959.225	18.0	5.2

Flagler	---	R001	1940004.826	431994.225	18.5	3.1
Flagler	---	R002	1939146.500	432510.050	18.5	3.1
Flagler	---	R003	1937964.600	432924.210	18.4	3.1
Flagler	---	R004	1937263.450	433216.890	18.4	3.1
Flagler	---	R005	1936385.690	433570.290	18.4	3.1
Flagler	---	R006	1935440.460	433912.090	18.4	3.1
Flagler	---	R007	1934533.460	434240.950	18.3	3.1
Flagler	---	R008	1933644.980	434479.820	18.3	3.1
Flagler	---	R009	1932634.130	434882.330	18.3	3.1
Flagler	---	R010	1931703.250	435223.450	18.2	3.1
Flagler	---	R016	1926343.940	437101.560	18.0	3.1
Flagler	---	R017	1925387.240	437368.610	18.0	3.1
Flagler	---	R018	1924526.460	437762.070	18.0	3.1
Flagler	---	R019	1923606.920	438169.310	18.0	3.1
Flagler	---	R020	1922698.043	438445.777	17.9	3.1
Flagler	---	R021	1921699.360	438896.350	17.9	3.1
Flagler	---	R022	1920625.940	439272.400	17.9	3.1
Flagler	---	R023	1919825.090	439433.170	17.8	3.1
Flagler	---	R024	1918877.800	439706.480	17.8	3.1
Flagler	---	R025	1917691.440	440073.300	17.8	3.1
Flagler	---	R026	1916865.130	440358.430	17.7	3.1
Flagler	---	R027	1916083.828	440656.313	17.7	3.1
Flagler	---	R028	1915260.260	440962.130	17.7	3.1
Flagler	---	R029	1914407.270	441273.440	17.6	3.1
Flagler	---	R030	1913250.390	441688.360	17.6	3.1
Flagler	---	R031	1912489.320	441979.770	17.6	3.1
Flagler	---	R032	1911541.060	442293.980	17.6	3.1
Flagler	---	R033	1910606.780	442642.000	17.5	3.1
Flagler	---	R034	1909856.620	442908.630	17.5	3.1
Flagler	---	R035	1908706.884	443396.711	17.5	3.1
Flagler	---	R036	1907809.680	443665.240	17.4	3.1
Flagler	---	R037	1906895.070	443976.470	17.4	3.1
Flagler	---	R038	1906001.640	444288.780	17.4	3.1
Flagler	---	R039	1905311.220	444978.560	17.3	3.1
Flagler	---	R040	1904346.830	445319.760	17.3	3.1
Flagler	---	R041	1903429.940	445469.930	17.3	3.1
Flagler	---	R042	1902487.940	445831.990	17.2	3.1
Flagler	---	R043	1901642.140	446189.160	17.2	3.1
Flagler	---	R044	1900671.980	446590.420	17.2	3.1
Flagler	---	R045	1899775.660	446805.170	17.2	3.1
Flagler	---	R046	1898760.770	447238.290	17.1	3.1
Flagler	---	R047	1897851.030	447635.960	17.1	3.1
Flagler	---	R048	1896962.520	448013.730	17.1	3.1
Flagler	---	R049	1896093.720	448388.670	17.0	3.1

Flagler	---	R050	1895171.080	448783.530	17.0	3.1
Flagler	---	R051	1894328.270	449147.340	17.0	3.1
Flagler	---	R052	1893511.050	449499.340	16.9	3.1
Flagler	---	R053	1893098.360	449682.010	16.9	3.1
Flagler	---	R054	1892359.770	449997.110	16.9	3.1
Flagler	---	R055	1891416.070	450402.340	16.8	3.1
Flagler	---	R056	1890658.410	450828.460	16.8	3.1
Flagler	---	R057	1889965.070	451040.180	16.8	3.1
Flagler	---	R058	1888992.350	451563.110	16.8	3.1
Flagler	---	R059	1887981.560	452002.550	16.7	3.1
Flagler	---	R060	1887264.384	452318.819	16.7	3.1
Flagler	---	R061	1886413.520	452683.950	16.7	3.1
Flagler	---	R062	1885505.390	453090.520	16.6	3.1
Flagler	---	R063	1884591.470	453483.050	16.6	3.1
Flagler	---	R064	1883786.510	453842.420	16.6	3.1
Flagler	---	R065	1882902.250	454338.350	16.5	3.1
Flagler	---	R066	1882025.740	454668.080	16.5	3.1
Flagler	---	R067	1881187.140	455040.050	16.5	3.1
Flagler	---	R068	1880214.570	455442.650	16.4	3.1
Flagler	---	R069	1879407.950	455801.560	16.4	3.1
Flagler	---	R070	1878426.420	456212.910	16.4	3.1
Flagler	---	R071	1877567.950	456661.350	16.4	3.1
Flagler	---	R072	1876698.940	457020.650	16.3	3.1
Flagler	---	R073	1875818.670	457383.830	16.3	3.1
Flagler	---	R074	1874945.850	457754.340	16.3	3.1
Flagler	---	R075	1874075.480	458122.380	16.2	3.1
Flagler	---	R076	1873169.650	458453.490	16.2	3.1
Flagler	---	R077	1872301.290	458900.260	16.2	3.1
Flagler	---	R078	1871408.520	459278.130	16.1	3.1
Flagler	---	R079	1870536.860	459681.690	16.1	3.1
Flagler	---	R080	1869633.596	459959.865	16.1	3.1
Flagler	---	R081	1868762.989	460335.470	16.0	3.1
Flagler	---	R082	1867835.500	460724.350	16.0	3.1
Flagler	---	R083	1867000.470	461067.920	16.0	3.1
Flagler	---	R084	1866027.250	461456.510	16.0	3.1
Flagler	---	R085	1865353.389	461743.397	15.9	3.1
Flagler	---	R086	1864463.492	462108.075	15.9	3.1
Flagler	---	R087	1863585.980	462462.410	15.9	3.1
Flagler	---	R088	1862788.870	462859.020	15.8	3.1
Flagler	---	R089	1862032.780	463148.360	15.8	3.1
Flagler	---	R090	1861144.670	463496.460	15.8	3.1
Flagler	---	R091	1860278.640	463837.300	15.7	3.1
Flagler	---	R092	1859396.100	464185.120	15.7	3.1
Flagler	---	R093	1858505.730	464531.030	15.7	3.1

Flagler	---	R094	1857619.950	464868.350	15.6	3.1
Flagler	---	R095	1856693.180	465078.600	15.6	3.1
Flagler	---	R096	1855895.600	465400.500	15.6	3.1
Flagler	---	R097	1855005.110	465788.120	15.6	3.1
Flagler	---	R098	1854126.930	466229.430	15.5	3.1
Flagler	---	R099	1853248.250	466593.350	15.5	3.1
Flagler	---	R100	1852367.100	466950.390	15.5	3.1
Volusia	---	R021	1833592.700	474422.580	16.1	3.6
Volusia	---	R022	1832740.340	474770.100	16.1	3.6
Volusia	---	R023	1831865.400	475120.180	16.1	3.6
Volusia	---	R024	1830970.320	475478.120	16.1	3.6
Volusia	---	R025	1830069.600	475861.210	16.0	3.6
Volusia	---	R026	1829212.820	476237.480	16.0	3.6
Volusia	---	R027	1828338.360	476597.770	16.0	3.6
Volusia	---	R028	1827395.240	476843.696	16.0	3.6
Volusia	---	R029	1826591.540	477338.480	16.0	3.6
Volusia	---	R030	1825760.100	477689.840	16.0	3.6
Volusia	---	R031	1824865.150	478059.150	15.9	3.6
Volusia	---	R032	1824000.720	478437.940	15.9	3.6
Volusia	---	R033	1823130.170	478805.940	15.9	3.6
Volusia	---	R034	1822241.400	479167.670	15.9	3.6
Volusia	---	R035	1821380.240	479523.160	15.9	3.6
Volusia	---	R036	1820509.190	479894.790	15.9	3.6
Volusia	---	R037	1819638.720	480228.320	15.9	3.6
Volusia	---	R038	1818762.460	480609.700	15.8	3.6
Volusia	---	R039	1817884.720	480948.570	15.8	3.6
Volusia	---	R040	1817046.160	481357.950	15.8	3.6
Volusia	---	R041	1816146.530	481654.100	15.8	3.6
Volusia	---	R042	1815220.380	482037.670	15.8	3.6
Volusia	---	R043	1814376.500	482360.580	15.8	3.6
Volusia	---	R044	1813498.460	482730.780	15.8	3.6
Volusia	---	R045	1812913.170	482990.810	15.7	3.6
Volusia	---	R046	1811865.730	483304.569	15.7	3.6
Volusia	---	R047	1810923.740	483745.010	15.7	3.6
Volusia	---	R048	1810023.362	484164.346	15.7	3.6
Volusia	---	R049	1809106.490	484519.380	15.7	3.6
Volusia	---	R050	1808245.225	484920.013	15.7	3.6
Volusia	---	R051	1807399.620	485271.460	15.6	3.6
Volusia	---	R052	1806503.140	485660.080	15.6	3.6
Volusia	---	R053	1805651.880	486030.300	15.6	3.6
Volusia	---	R054	1804737.123	486445.215	15.6	3.6
Volusia	---	R055	1803780.530	486826.280	15.6	3.6
Volusia	---	R056	1803023.530	487128.790	15.6	3.6

Volusia	---	R057	1802170.310	487537.030	15.6	3.6
Volusia	---	R058	1801384.270	487860.710	15.5	3.6
Volusia	---	R059	1800352.838	488269.918	15.5	3.6
Volusia	---	R060	1799556.270	488644.290	15.5	3.6
Volusia	---	R061	1798733.106	488988.259	15.5	3.6
Volusia	---	R062	1797763.707	489423.581	15.5	3.6
Volusia	---	R063	1796886.110	489776.930	15.5	3.6
Volusia	---	R064	1796036.084	490179.210	15.5	3.6
Volusia	---	R065	1795152.030	490549.710	15.4	3.6
Volusia	---	R066	1794174.560	490978.910	15.4	3.6
Volusia	---	R067	1793370.595	491335.266	15.4	3.6
Volusia	---	R068	1792488.350	491712.650	15.4	3.6
Volusia	---	R069	1791620.260	492105.130	15.4	3.6
Volusia	---	R070	1790847.023	492443.079	15.4	3.6
Volusia	---	R071	1789971.647	492826.175	15.3	3.6
Volusia	---	R072	1789019.840	493207.320	15.3	3.6
Volusia	---	R073	1788145.171	493507.373	15.3	3.6
Volusia	---	R074	1787303.911	493865.055	15.3	3.6
Volusia	---	R075	1786577.890	494259.760	15.3	3.6
Volusia	---	R076	1785543.480	494699.108	15.3	3.6
Volusia	---	R077	1784689.027	495086.374	15.3	3.6
Volusia	---	R078	1783762.330	495467.840	15.2	3.6
Volusia	---	R079	1782821.130	495842.030	15.2	3.6
Volusia	---	R080	1781929.480	496287.990	15.2	3.6
Volusia	---	R081	1781046.980	496670.860	15.2	3.6
Volusia	---	R082	1780197.090	497081.020	15.2	3.6
Volusia	---	R083	1779343.670	497455.140	15.2	3.6
Volusia	---	R084	1778390.150	497874.293	15.2	3.6
Volusia	---	R085	1777589.170	498193.220	15.1	3.6
Volusia	---	R086	1776814.130	498511.170	15.1	3.6
Volusia	---	R087	1775906.200	498748.160	15.1	3.6
Volusia	---	R088	1774995.030	499245.130	15.1	3.6
Volusia	---	R089	1774093.210	499602.800	15.1	3.6
Volusia	---	R090	1773321.590	499931.010	15.1	3.6
Volusia	---	R091	1772441.313	500295.767	15.0	3.6
Volusia	---	R092	1771718.950	500610.980	15.0	3.6
Volusia	---	R093	1770886.300	500964.600	15.0	3.6
Volusia	---	R094	1769957.540	501374.020	15.0	3.6
Volusia	---	R095	1769064.740	501784.860	15.0	3.6
Volusia	---	R096	1768201.480	502183.480	15.0	3.6
Volusia	---	R097	1767384.010	502553.144	15.0	3.6
Volusia	---	R098	1766465.200	502974.730	14.9	3.6
Volusia	---	R099	1765622.700	503356.650	14.9	3.6

Volusia	---	R100	1764763.683	503739.978	14.9	3.6
Volusia	---	R101	1763979.160	504077.240	14.9	3.6
Volusia	---	R102	1762973.720	504504.060	14.9	3.6
Volusia	---	R103	1762128.580	504909.460	14.9	3.6
Volusia	---	R105	1760263.670	505711.770	14.8	3.6
Volusia	---	R106	1759350.140	506095.300	14.8	3.6
Volusia	---	R107	1758534.292	506590.561	14.8	3.6
Volusia	---	R108	1757648.947	507008.784	14.8	3.6
Volusia	---	R109	1756760.168	507426.595	14.8	3.6
Volusia	---	R110	1755829.001	507870.605	14.8	3.6
Volusia	---	R111	1755063.981	508225.926	14.7	3.6
Volusia	---	R112	1754246.361	508606.791	14.7	3.6
Volusia	---	R113	1753396.230	508999.860	14.7	3.6
Volusia	---	R114	1752525.730	509412.460	14.7	3.6
Volusia	---	R115	1751221.630	510002.220	14.7	3.6
Volusia	---	R116	1750708.187	510283.383	14.7	3.6
Volusia	---	R117	1749905.236	510670.245	14.7	3.6
Volusia	---	R118	1748968.318	511101.249	14.6	3.6
Volusia	---	R119	1748261.694	511487.349	14.6	3.6
Volusia	---	R120	1747272.046	511945.929	14.6	3.6
Volusia	---	R121	1746499.210	512297.130	14.6	3.6
Volusia	---	R122	1745660.030	512684.850	14.6	3.6
Volusia	---	R123	1744888.190	513110.770	14.6	3.6
Volusia	---	R124	1743929.630	513533.320	14.6	3.6
Volusia	---	R125	1743065.590	514025.590	14.5	3.6
Volusia	---	R126	1742192.730	514423.240	14.5	3.6
Volusia	---	R127	1741398.000	514887.320	14.5	3.6
Volusia	---	R128	1740554.296	515355.787	14.5	3.6
Volusia	---	R129	1739732.170	515781.710	14.5	3.6
Volusia	---	R130	1738875.916	516248.214	14.5	3.6
Volusia	---	R131	1737964.550	516676.770	14.4	3.6
Volusia	---	R132	1737150.170	517207.330	14.4	3.6
Volusia	---	R133	1736295.860	517587.550	14.4	3.6
Volusia	---	R134	1735464.820	518062.990	14.4	3.6
Volusia	---	R135	1734660.870	518544.580	14.4	3.6
Volusia	---	R136	1733843.510	519029.860	14.4	3.6
Volusia	---	R137	1733021.640	519516.790	14.4	3.6
Volusia	---	R138	1732193.100	519907.166	14.3	3.6
Volusia	---	R139	1731416.990	520401.850	14.3	3.6
Volusia	---	R140	1730740.560	520844.730	14.3	3.6
Volusia	---	R141	1729947.500	521333.440	14.3	3.6
Volusia	---	R142	1729201.609	522098.382	14.3	3.6
Volusia	---	R143	1728530.548	522624.083	14.3	3.6

Volusia	---	R144	1727681.500	523141.899	14.3	3.6
Volusia	---	R145	1726978.689	523668.331	14.2	3.6
Volusia	---	R154	1718858.830	529365.220	14.6	3.6
Volusia	---	R155	1717893.910	529679.900	14.6	3.6
Volusia	---	R156	1717002.320	530041.990	14.7	3.6
Volusia	---	R157	1716110.190	530322.020	14.7	3.6
Volusia	---	R158	1715248.240	530762.910	14.7	3.6
Volusia	---	R159	1714347.380	531136.210	14.7	3.6
Volusia	---	R160	1713466.420	531587.320	14.8	3.6
Volusia	---	R161	1712602.350	532013.820	14.8	3.6
Volusia	---	R162	1711779.420	532498.530	14.8	3.6
Volusia	---	R163	1710840.040	532863.790	14.9	3.6
Volusia	---	R164	1710033.000	533366.560	14.9	3.6
Volusia	---	R165	1709175.160	533806.120	14.9	3.6
Volusia	---	R166	1708209.050	534255.620	15.0	3.6
Volusia	---	R167	1707349.590	534719.750	15.0	3.6
Volusia	---	R168	1706617.800	535105.482	15.0	3.6
Volusia	---	R169	1705706.260	535466.270	15.1	3.6
Volusia	---	R170	1704817.500	535962.770	15.1	3.6
Volusia	---	R171	1703961.080	536355.110	15.1	3.6
Volusia	---	R173	1702371.650	537311.310	15.2	3.6
Volusia	---	R174	1701513.620	537782.260	15.2	3.6
Volusia	---	R175	1700686.410	538235.140	15.3	3.6
Volusia	---	R176	1699872.660	538764.930	15.3	3.6
Volusia	---	R177	1698980.110	539216.060	15.3	3.6
Volusia	---	R178	1698059.353	539772.551	15.4	3.6
Volusia	---	R179	1697379.004	540152.400	15.4	3.6
Volusia	---	R180	1696511.610	540544.850	15.4	3.6
Volusia	---	R181	1695734.740	541054.110	15.5	3.6
Volusia	---	R182	1694817.740	541482.140	15.5	3.6
Volusia	---	R183	1693996.820	541969.450	15.5	3.6
Volusia	---	R184	1693063.187	542556.846	15.6	3.6
Volusia	---	R185	1692373.420	542761.210	15.6	3.6
Volusia	---	R186	1691584.540	543195.070	15.6	3.6
Volusia	---	R187	1690734.170	543682.220	15.7	3.6
Volusia	---	R188	1689904.620	544167.950	15.7	3.6
Volusia	---	R189	1689238.271	544795.320	15.7	3.6
Volusia	---	R190	1688216.540	545007.330	15.7	3.6
Volusia	---	R191	1687897.193	545514.042	15.8	3.6
Volusia	---	R192	1686829.779	546210.122	15.8	3.6
Volusia	---	R193	1686034.673	546716.702	15.8	3.6
Volusia	---	R194	1685071.780	547040.970	15.9	3.6
Volusia	---	R195	1684422.540	547471.930	15.9	3.6

Volusia	---	R196	1683612.490	548052.040	15.9	3.6
Volusia	---	R197	1682840.290	548593.720	16.0	3.6
Volusia	---	R198	1682010.670	549040.510	16.0	3.6
Volusia	---	R199	1681207.880	549534.750	16.0	3.6
Volusia	---	R200	1680358.820	550053.410	16.1	3.6
Volusia	---	R201	1679531.470	550578.250	16.1	3.6
Volusia	---	R202	1678754.307	551130.014	16.1	3.6
Volusia	---	R203	1678079.647	551557.404	16.2	3.6
Volusia	---	R204	1677122.830	552052.330	16.2	3.6
Volusia	---	R205	1676368.370	552496.990	16.2	3.6
Volusia	---	R206	1675481.600	553016.280	16.3	3.6
Volusia	---	R207	1674654.290	553501.680	16.3	3.6
Volusia	---	R208	1673834.760	553974.800	16.3	3.6
Brevard	---	R001	1480906.500	631108.500	14.0	5.1
Brevard	---	R002	1480068.000	631057.500	14.0	5.1
Brevard	---	R003	1479006.500	630673.000	14.0	5.1
Brevard	---	R004	1478079.352	630407.070	14.0	5.1
Brevard	---	R005	1477176.500	630103.000	14.0	5.1
Brevard	---	R006	1476239.011	629838.121	14.0	5.1
Brevard	---	R007	1475326.000	629521.000	14.1	5.1
Brevard	---	R008	1474446.500	629282.500	14.1	5.1
Brevard	---	R009	1473508.000	629167.500	14.1	5.1
Brevard	---	R010	1472601.000	628990.500	14.1	5.1
Brevard	---	R011	1471632.000	628742.000	14.1	5.1
Brevard	---	R012	1470688.500	628529.000	14.2	5.1
Brevard	---	R013	1469728.500	628336.000	14.2	5.1
Brevard	---	R014	1468813.000	628095.500	14.2	5.1
Brevard	---	R015	1467833.500	627926.500	14.2	5.1
Brevard	---	R016	1466824.620	627782.959	14.3	5.1
Brevard	---	R017	1465901.000	627541.500	14.3	5.1
Brevard	---	R018	1465084.500	627129.000	14.3	5.1
Brevard	---	R019	1464106.630	627235.720	14.3	5.1
Brevard	---	R020	1463144.000	626847.000	14.3	5.1
Brevard	---	R021	1462116.000	626727.500	14.4	5.1
Brevard	---	R022	1461282.750	626927.820	14.4	5.1
Brevard	---	R023	1460379.500	626548.730	14.4	5.1
Brevard	---	R024	1459350.500	626651.500	14.4	5.1
Brevard	---	R025	1458378.500	626611.500	14.4	5.1
Brevard	---	R026	1457357.000	626463.000	14.5	5.1
Brevard	---	R027	1456390.682	625915.045	14.5	5.1
Brevard	---	R028	1455434.500	626161.500	14.5	5.1
Brevard	---	R029	1454468.000	626204.500	14.5	5.1
Brevard	---	R030			14.6	5.1

Brevard	---	R031	1452481.500	626068.500	14.6	5.1
Brevard	---	R032	1451490.000	626126.500	14.6	5.1
Brevard	---	R033	1450519.500	626070.000	14.6	5.1
Brevard	---	R034	1449714.000	625814.500	14.6	5.1
Brevard	---	R035	1448784.500	625792.500	14.7	5.1
Brevard	---	R036	1447874.000	625787.500	14.7	5.1
Brevard	---	R037	1447012.510	625969.070	14.7	5.1
Brevard	---	R038	1445927.500	625797.500	14.7	5.1
Brevard	---	R039	1444940.000	625847.000	14.7	5.1
Brevard	---	R040	1443979.000	625875.000	14.8	5.1
Brevard	---	R041	1443026.500	625906.500	14.8	5.1
Brevard	---	R042	1442028.500	625926.000	14.8	5.1
Brevard	---	R043	1441038.000	625963.500	14.8	5.1
Brevard	---	R044	1440092.950	626117.170	14.9	5.1
Brevard	---	R045	1439088.710	626201.770	14.9	5.1
Brevard	---	R046	1438129.500	626030.500	14.9	5.1
Brevard	---	R047	1437135.000	626144.000	14.9	5.1
Brevard	---	R048	1436195.000	626235.000	14.9	5.1
Brevard	---	R049	1435181.900	626459.530	15.0	5.1
Brevard	---	R050	1434017.500	626567.000	15.0	5.1
Brevard	---	R051	1433307.000	626467.000	15.0	5.1
Brevard	---	R052	1432348.000	626502.000	15.0	5.1
Brevard	---	R053	1431535.000	626564.000	15.0	5.1
Brevard	From	R075	1410444.500	629438.500	15.3	3.7
Brevard	To	R087	1399369.600	631539.120	15.3	3.7
Brevard	From	R088	1398229.000	631603.000	15.4	3.7
Brevard	To	R099	1388615.460	633981.750	15.4	3.7
Brevard	From	R100	1387628.140	634212.060	15.5	3.7
Brevard	To	R112	1376260.011	636673.542	15.5	3.7
Brevard	From	R113	1375414.000	636902.000	15.6	3.7
Brevard	To	R125	1364473.000	640358.000	15.6	3.7
Brevard	From	R126	1363536.000	640734.500	15.7	3.7
Brevard	To	R138	1352810.660	644741.601	15.7	3.7
Brevard	From	R139	1351747.500	645011.000	15.8	3.7
Brevard	To	R151	1341684.590	649473.462	15.8	3.7
Brevard	From	R152	1340408.753	649944.348	15.9	3.7
Brevard	To	R164	1330330.000	654410.500	15.9	3.7
Brevard	From	R165	1329461.038	655000.369	16.0	3.7
Brevard	To	R176	1319528.060	659620.760	16.0	3.7
Brevard	From	R177	1318477.500	659781.000	16.1	3.7
Brevard	To	R191	1306570.500	665926.500	16.1	3.7
Brevard	From	R192	1305689.781	666399.491	16.2	3.7
Brevard	To	R202	1296885.500	670848.500	16.2	3.7

Brevard	From	R203	1295893.000	671352.000	16.3	3.7
Brevard	To	R216	1285134.000	676798.500	16.3	3.7
Indian River	From	R012	1271669.270	683379.880	15.7	3.0
Indian River	To	R019	1265346.520	686255.900	15.7	3.0
Indian River	From	R020	1264479.840	686661.520	15.8	3.0
Indian River	To	R026	1258924.090	689204.330	15.8	3.0
Indian River	From	R027	1258265.160	689580.770	15.9	3.0
Indian River	To	R033	1253000.130	692260.670	15.9	3.0
Indian River	From	R034	1252115.640	692632.470	16.0	3.0
Indian River	To	R041	1245828.870	695532.800	16.0	3.0
Indian River	From	R042	1244973.010	696042.690	16.1	3.0
Indian River	To	R048	1239578.920	698513.140	16.1	3.0
Indian River	From	R049	1238727.410	699061.630	16.2	3.0
Indian River	To	R055	1232953.810	700850.630	16.2	3.0
Indian River	From	R056	1232002.740	701138.540	16.3	3.0
Indian River	To	R063	1225294.310	703197.770	16.3	3.0
Indian River	From	R064	1223897.250	703596.250	16.4	3.0
Indian River	To	R070	1218534.920	705444.120	16.4	3.0
Indian River	From	R071	1217441.160	705624.440	16.5	3.0
Indian River	To	R078	1210647.530	707523.030	16.5	3.0
Indian River	From	R079	1209729.310	707706.400	16.6	3.0
Indian River	To	R085	1203945.410	709169.860	16.6	3.0
Indian River	---	R086	1202900.150	709630.040	16.7	3.0
Indian River	---	R087	1202083.990	709769.640	16.7	3.0
Indian River	---	R088	1200980.040	709653.540	16.7	3.0
Indian River	---	R089	1200182.970	709704.770	15.4	3.0
Indian River	---	R090	1199262.090	709671.360	15.5	3.0
Indian River	---	R091	1198410.890	710149.930	15.5	3.0
Indian River	---	R092	1197362.770	710410.600	15.6	3.0
Indian River	---	R093	1196475.370	710816.180	15.7	3.0
Indian River	---	R094	1195468.060	711098.160	15.8	3.0
Indian River	---	R095	1194658.420	711598.700	15.8	3.0
Indian River	---	R096	1193733.890	711955.630	15.9	3.0
Indian River	---	R097	1192902.500	712574.380	16.0	3.0
Indian River	---	R098	1192133.860	712939.830	16.0	3.0
Indian River	---	R099	1191336.800	713753.550	16.1	3.0
Indian River	---	R100	1190340.030	714179.970	16.2	3.0
Indian River	---	R101	1189689.750	714952.750	16.3	3.0
Indian River	---	R102	1188768.150	715312.220	16.3	3.0
Indian River	---	R103	1187986.320	715737.200	16.4	3.0
Indian River	---	R104	1186989.110	716246.190	16.5	3.0
Indian River	---	R105	1186083.970	716438.500	16.5	3.0
Indian River	---	R106	1184888.320	716692.420	16.6	3.0

Indian River	---	R107	1184107.240	716717.460	16.7	3.0
Indian River	---	R108	1183290.960	716902.520	16.8	3.0
Indian River	---	R109	1182396.190	717170.430	16.8	3.0
Indian River	---	R110	1181590.350	717510.010	16.9	3.0
Indian River	---	R111	1180521.110	717751.280	17.0	3.0
Indian River	---	R112	1179527.700	717807.320	17.0	3.0
Indian River	---	R113	1178397.390	718072.050	17.1	3.0
Indian River	---	R114	1177746.990	718300.560	17.6	3.0
Indian River	---	R115	1176423.000	718487.930	17.2	3.0
Indian River	---	R116	1175531.470	718656.630	17.3	3.0
Indian River	---	R117	1174623.750	718833.380	17.4	3.0
Indian River	---	R118	1173552.130	719206.880	17.5	3.0
Indian River	---	R119	1172653.000	719459.710	17.5	3.0
St. Lucie	From	R001	1171765.000	719727.500	17.9	2.7
St. Lucie	To	R049	1126483.000	734468.063	17.9	2.7
St. Lucie	From	R050	1125514.000	734791.750	17.0	2.7
St. Lucie	To	R115	1066338.000	759397.438	17.0	2.0
Martin	From	R001	1065411.700	759813.930	16.5	5.1
Martin	To	R042	1031889.050	774855.780	16.5	5.1
Martin	From	R076	1002604.340	783825.500	16.3	5.1
Martin	To	R082	997848.810	786291.490	16.3	5.1
Martin	---	R083	No Monument	No Monument	16.2	5.1
Martin	---	R122	964024.230	797940.010	16.1	5.1
Martin	---	R085	995324.670	787474.540	16.0	5.1
Martin	---	R086	994273.810	787768.430	15.9	5.1
Martin	---	R087	993678.460	787990.400	15.8	5.1
Martin	---	R088	992972.800	788377.640	15.7	5.1
Martin	---	R089	992058.770	788814.490	15.6	5.1
Martin	---	R090	991200.060	789259.760	15.5	5.1
Martin	---	R091	990426.180	789565.210	15.4	5.1
Martin	---	R092	989620.360	789937.320	15.3	5.1
Martin	---	R093	988795.130	790301.480	15.2	5.1
Martin	---	R094	987955.580	790616.370	15.1	5.1
Martin	From	R095	987105.950	790919.780	15.0	5.1
Martin	To	R122	964024.230	797940.010	15.0	5.1
Martin	---	R123	963193.120	798286.610	16.1	5.1
Martin	---	R124	962331.470	798602.780	16.2	5.1
Martin	---	R125	961533.650	798928.870	16.3	5.1
Martin	---	R126	960664.710	799131.810	16.2	5.1
Martin	---	R127	959776.430	799275.270	15.9	5.1

Palm Beach	---	County Wide	---	---	15.4	5.0
Broward	---	R001	723264.945	802830.123	16.0	5.6
Broward	---	R002	722313.673	802791.537	16.1	5.6
Broward	---	R003	721290.445	802729.729	16.1	5.6
Broward	---	R004	720281.094	802669.975	16.1	5.6
Broward	---	R005	719380.514	802663.106	16.2	5.6
Broward	---	R006	718346.336	802491.555	16.2	5.6
Broward	---	R007	717283.768	802438.629	16.3	5.6
Broward	---	R008	716404.034	802359.250	16.3	5.6
Broward	---	R009	715372.114	802159.429	16.4	5.6
Broward	---	R010	714363.707	802089.854	16.4	5.6
Broward	---	R011	713365.520	802029.080	16.4	5.6
Broward	---	R012	712371.051	802008.137	16.5	5.6
Broward	---	R013	711370.025	801911.483	16.5	5.6
Broward	---	R014	710355.534	801861.752	16.6	5.6
Broward	---	R015	709388.161	801760.516	16.6	5.6
Broward	---	R016	708381.879	801637.878	16.6	5.6
Broward	---	R017	707400.158	801608.908	16.7	5.6
Broward	---	R018	706394.165	801568.683	16.7	5.6
Broward	---	R019	705379.976	801511.209	16.8	5.6
Broward	---	R020	704369.228	801464.353	16.8	5.6
Broward	---	R021	703386.555	801399.806	16.9	5.6
Broward	---	R022	702011.402	801308.099	16.9	5.6
Broward	---	R023	701353.683	801281.344	16.9	5.6
Broward	---	R024	700760.040	801240.191	17.0	5.6
Broward	---	R025	700399.147	800669.539	17.0	5.6
Broward	---	R026	699645.447	800158.872	17.1	5.6
Broward	---	R027	698650.371	799975.154	17.1	5.6
Broward	---	R028	697614.706	799739.872	17.2	5.6
Broward	---	R029	696784.036	799561.652	17.2	5.6
Broward	---	R030	695793.653	799332.432	17.2	5.6
Broward	---	R031	694853.554	799095.545	17.3	5.6
Broward	---	R032	693679.858	798770.173	17.3	5.6
Broward	---	R033	692905.177	798643.645	17.4	5.6
Broward	---	R034	691869.990	798478.640	17.4	5.6
Broward	---	R035	690860.669	798398.665	17.4	5.6
Broward	---	R036	689716.136	798347.113	17.5	5.6
Broward	---	R037	688828.044	798295.955	17.5	5.6
Broward	---	R038	687886.061	798295.701	17.6	5.6
Broward	---	R039	686931.793	798242.430	17.6	5.6
Broward	---	R040	685901.197	798018.672	17.7	5.6
Broward	---	R041	685018.397	797921.772	17.7	5.6
Broward	---	R042	684032.049	797772.153	17.7	5.6

Broward	---	R043	683019.391	797569.843	17.8	5.6
Broward	---	R044	682206.337	797415.227	17.8	5.6
Broward	---	R045	681056.033	797175.779	17.9	5.6
Broward	---	R046	680151.863	797150.191	17.9	5.6
Broward	---	R047	679496.785	796983.774	18.0	5.6
Broward	---	R048	678227.410	796832.627	18.0	5.6
Broward	From	R049	677099.613	796734.350	19.1	5.6
Broward	To	R066	660260.928	794646.654	19.1	5.6
Broward	From	R067	659282.973	794486.288	16.9	5.6
Broward	To	R084	641774.537	793364.665	16.9	5.6
Broward	From	R086	639983.080	792583.244	19.0	5.6
Broward	To	R128	597482.108	789511.966	19.0	5.6
Dade	From	R001	597480.764	789512.467	18.2	6.8
Dade	To	R050	545963.700	789523.040	18.2	6.8
Dade	From	R053	542755.065	789248.715	20.4	3.2
Dade	To	R113	485961.703	778137.044	20.4	3.2

*Collier R-090 to R-127A inserted May 2017 from "Addendum to 100-Year Storm Report - Adds Elevations for Keewaydin Island," FDEP (BSRC) March 4, 2003.

Flood Resistant Provisions in the 7th Edition Florida Building Code (2020)

**A compilation prepared by the State Floodplain Management Office, Florida Division of
Emergency Management.**

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Available online: <https://www.floridadisaster.org/dem/mitigation/floodplain/> (Community Resources).

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Summary of Most Significant Changes from the 6th Ed. FBC

1. FBC, Building.
 - a. Modified ASCE 24, Section 9.6 Pools, to permit equipment for pools, spas and water features below the required elevation if elevated to the extent practical, anchored, and supplied by branch circuits with ground-fault circuit interrupter protection.
 - b. Modified Section 2702.1.7 to clarify where new essential electrical systems generators are installed, and where new essential electrical system generators are installed, the systems and generators shall be located and installed in accordance with ASCE 24, and where connections for hookup of temporary generators are provided, the connections shall be located at or above the elevation required in ASCE 24.
2. FBC, Residential.
 - a. Modified R322.1.6 Protection of mechanical, plumbing and electrical systems, Exception, to permit equipment for pools, spas and water features below the required elevation if elevated to the extent practical, anchored, and supplied by branch circuits with ground-fault circuit interrupter protection.
 - b. New R322.3.4: Moves and clarifies requirements for concrete slabs in coastal high hazard areas (Zone V) and Coastal A Zones.
 - c. New R322.3.7: Adds requirements for stairways and ramps in coastal high hazard areas (Zone V) and Coastal A Zones.
 - d. New R322.3.8: Adds requirements for decks and porches in coastal high hazard areas (Zone V) and Coastal A Zones.

7th Edition Florida Building Code, Building (2020)

CHAPTER 1 ADMINISTRATIVE SECTION 101 GENERAL

Note: In these Chapter 1 excerpts the flood provisions are identified by vertical black bars in the right margin.

Note: Sections 101.2 and 102.2 are shown so that floodplain administrators who are not familiar with the code see which buildings are subject to the FBC, Building, FBC, Residential, and FBC, Existing Building, and which buildings and facilities are exempt. The NFIP requires all development to be regulated; buildings not subject to the FBC are still subject to floodplain requirements under local regulations.

[A] 101.2 Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with the *Florida Building Code, Residential*.
2. Code requirements that address snow loads and earthquake protection are pervasive; they are left in place but shall not be utilized or enforced because Florida has no snow load or earthquake threat.

SECTION 102 APPLICABILITY

102.2 Building. The provisions of the *Florida Building Code* shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the *Florida Building Code, Existing Building*. The following buildings, structures and facilities are exempt from the *Florida Building Code* as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:

- (a) Building and structures specifically regulated and preempted by the federal government.
- (b) Railroads and ancillary facilities associated with the railroad.
- (c) Nonresidential farm buildings on farms.
- (d) Temporary buildings or sheds used exclusively for construction purposes.
- (e) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Sections 553.501-553.513, *Florida Statutes*) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures.
- (f) Those structures or facilities of electric utilities, as defined in Section 366.02, *Florida Statutes*, which are directly involved in the generation, transmission, or distribution of electricity.
- (g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- (h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features.
- (i) Family mausoleums not exceeding 250 square feet (23 m²) in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

(j) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

(k) A building or structure having less than 1,000 square feet (93 m²) which is constructed and owned by a natural person for hunting and which is repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:

1. Is not rented or leased or used as a principal residence;
2. Is not located within the 100-year floodplain according to the Federal Emergency Management Agency's current Flood Insurance Rate Map; and
3. Is not connected to an off-site electric power or water supply.

102.2.5 Each enforcement district shall be governed by a board, the composition of which shall be determined by the affected localities. *[partial shown]*

2. However, the exemptions under subparagraph 1 do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.

102.7 Relocation of manufactured buildings.

(1) Relocation of an existing manufactured building does not constitute an alteration.

(2) A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the *Florida Building Code* (after March 1, 2002), the wind speed map of the *Florida Building Code* shall be applicable.

(3) A relocated building shall comply with the flood hazard area requirements of the new location, if applicable.

SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL

[A] 104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. Reserved.

[A] 104.10.1 [Modifications] Flood hazard areas. Reserved.

SECTION 105 PERMITS

[A] 105.1 [Permits] Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

105.14 Permit issued on basis of an affidavit. Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the building official, are hazardous or complex, the building official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the building official written affidavit that the work has been done in conformity to the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the building official. The building official shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes*, and that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes*.

Exception: Permit issued on basis of an affidavit shall not extend to the flood load and flood resistance requirements of the *Florida Building Code*.

SECTION 107 SUBMITTAL DOCUMENTS

[A] 107.2.6 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

[A] 107.2.6.1 [Site Plan] Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with Section 1612.3.1.

107.3.5 [Examination of Documents] Minimum plan review criteria for buildings. The examination of the documents by the building official shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration penetrations; flashing; and rough opening dimensions; and all exterior elevations:

Commercial Buildings: *[partial shown]*

Building

1. Site requirements:
Flood hazard areas, flood zones, and design flood elevations
8. Structural requirements shall include:
Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, flood damage-resistant materials

Electrical

8. Design flood elevation

Plumbing

14. Design flood elevation

Mechanical

16. Design flood elevation

Gas

10. Design flood elevation

Residential (one- and two-family): *[partial shown]*

6. Structural requirements shall include:
Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, equipment, and flood damage-resistant materials

107.6 Affidavits. The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for compliance with all provisions of the technical codes and other pertinent laws or ordinances. The building official shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes*, and that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes*.

107.6.1 [Affidavits] Building permits issued on the basis of an affidavit. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Parts 59 and 60), the authority granted to the building official to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and flood-resistance construction requirements of the *Florida Building Code*.

SECTION 110 INSPECTIONS

[A] 110.3 Required inspections. The building official upon notification from the permit holder or his or her agent shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building [partial shown]

1. Foundation inspection. To be made after trenches are excavated and forms erected and shall at a minimum include the following building components:

- Stem-wall
- Monolithic slab-on-grade
- Piling/pile caps
- Footers/grade beams

1.1. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the authority having jurisdiction.

6. Final inspection. To be made after the building is completed and ready for occupancy.

6.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation shall be submitted to the authority having jurisdiction.

[A] 110.3.3 [Required inspections] Lowest floor elevation. Reserved.

[A] 110.3.11.1 [Final inspection] Flood hazard documentation. Reserved.

SECTION 111 CERTIFICATE OF OCCUPANCY

[A] 111.2 [Certificate of Occupancy] Certificate issued. After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department of building safety, the *building official* shall issue a certificate of occupancy that contains the following: *[partial shown]*

6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction

SECTION 117 VARIANCES IN FLOOD HAZARD AREAS

117.1 Flood hazard areas. Pursuant to section 553.73(5), *Florida Statutes*, the variance procedures adopted in the local floodplain management ordinance shall apply to requests submitted to the building official for variances to the provisions of Section 1612.4 of the *Florida Building Code, Building* or, as applicable, the provisions of R322 of the *Florida Building Code, Residential*. This section shall not apply to Section 3109 of the *Florida Building Code, Building*.

CHAPTER 2 DEFINITIONS

SECTION 202 DEFINITIONS

[A] ADDITION. An extension or increase in floor area, number of stories or height of a building or structure.

[A] ALTERATION. Any construction or renovation to an existing structure other than repair or addition.

[BS] BASE FLOOD. The flood having a 1-percent chance of being equaled or exceeded in any given year.

[BS] BASE FLOOD ELEVATION. The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM).

[BS] BASEMENT (for flood loads). The portion of a building having its floor subgrade (below ground level) on all sides. This definition of “Basement” is limited in application to the provisions of Section 1612.

BASEMENT. A story that is not a story above grade plane (see “Story above grade plane”). This definition of “Basement” does not apply to the provisions of Section 1612 for flood loads.

[BS] COASTAL A ZONE. Area within a special flood hazard area, landward of a V zone or landward of an open coast without mapped coastal high hazard areas. In a coastal A zone, the principal source of flooding must be astronomical tides, storm surges, seiches or tsunamis, not riverine flooding. During the base flood conditions, the potential for breaking wave height shall be greater than or equal to 1 ½ feet (457 mm). The inland limit of the coastal A zone is (a) the Limit of Moderate Wave Action if delineated on a FIRM, or (b) designated by the authority having jurisdiction.

[BS] COASTAL HIGH HAZARD AREA. Area within the special flood hazard area extending from offshore to the inland limit of a primary dune along an open coast and any other area that is subject to high-velocity wave action from storms or seismic sources, and shown on a Flood Insurance Rate Map (FIRM) or other flood hazard map as velocity Zone V, VO, VE or V1-30.

[BS] DESIGN FLOOD. The flood associated with the greater of the following two areas:

1. Area with a flood plain subject to a 1-percent or greater chance of flooding in any year.
2. Area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.

[BS] DESIGN FLOOD ELEVATION. The elevation of the “design flood,” including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where a depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet (610 mm).

[BS] DRY FLOODPROOFING. A combination of design modifications that results in a building or structure, including the attendant utilities and equipment and sanitary facilities, being water tight with walls substantially impermeable to the passage of water and with structural components having the capacity to resist loads as identified in ASCE 7.

EXISTING BUILDING. A building erected prior to the date of adoption of the appropriate code, or one for which a legal building *permit* has been issued.

[BS] EXISTING STRUCTURE. A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

[BS] FLOOD or FLOODING. A general and temporary condition of partial or complete inundation of normally dry land from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.

[BS] FLOOD DAMAGE-RESISTANT MATERIALS. Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair.

[BS] FLOOD HAZARD AREA. The greater of the following two areas:

1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.

[BS] FLOOD INSURANCE RATE MAP (FIRM). An official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

[BS] FLOOD INSURANCE STUDY. The official report provided by the Federal Emergency Management Agency containing the Flood Insurance Rate Map (FIRM), the Flood Boundary and Floodway Map (FBFM), the water surface elevation of the base flood and supporting technical data.

[BS] FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

HISTORIC BUILDINGS. Buildings that are listed in or eligible for listing in the National Register of Historic Places, or designated as historic under an appropriate state or local law (see Chapter 12 of the *Florida Existing Building Code*).

[BS] LIMIT OF MODERATE WAVE ACTION. Line shown on FIRMs to indicate the inland limit of the 1 ½-foot (457 mm) breaking wave height during the base flood.

LOCAL FLOODPLAIN MANAGEMENT ORDINANCE. An ordinance or regulation adopted pursuant to the requirements in Title 44 Code of Federal Regulations, Parts 59 and 60 for participation in the National Flood Insurance Program.

[BS] LOWEST FLOOR. The lowest floor of the lowest enclosed area, including *basement*, but excluding any unfinished or flood-resistant enclosure, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of Section 1612.

[BS] SPECIAL FLOOD HAZARD AREA. The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE, or V1-30.

[BS] START OF CONSTRUCTION. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

[BS] SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

[BS] SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that is the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 449 HOSPITALS

449.4.2.2 Site standards.

449.4.2.2.1 Except as permitted by Section 1612 of this code, the lowest floor of all new facilities shall be elevated to the base flood elevation as defined in Section 1612 of this code, plus 2 feet, or to the height of hurricane Category 3 (Saffir-Simpson scale) surge inundation elevation, as described by the Sea, Lake, and Overland Surge (SLOSH) from Hurricanes model developed by the Federal Emergency Management Agency (FEMA), United States Army Corps of Engineers (USACE), and the National Weather Service (NWS), whichever is higher.

449.4.2.2.2 For all existing facilities, the lowest floor elevations of all additions, and all patient support areas including food service, and all patient support utilities, including mechanical, and electrical (except fuel storage as noted in Section 449.4.2.9.3 of this code) for the additions shall be at or above the elevation of the existing building, if the existing building was designed and constructed to comply with either the site standards of Section 449.4 of this code or local flood-resistant requirements, in effect at the time of construction, whichever requires the higher elevation, unless otherwise permitted by Section 1612 of this code. If the existing building was constructed prior to the adoption of either the site standards of Section 449.4 of this code or local flood-resistant requirements, then the addition and all patient support areas and utilities for the addition as described in this section shall either be designed and constructed to meet the requirements of Section 449.4.2.2.1 of this code or be designed and constructed to meet the dry flood proofing requirements of Section 1612 of this code.

449.4.2.2.3 Substantial improvement, as defined by Section 1612 of this code, to all existing facilities located within flood areas as defined in Section 1612 of this code or within a Category 3 surge inundation zone as described in Section 449.4.2.2.1 of this code, shall be designed and constructed in compliance with Section 1612 of this code.

449.4.2.2.4 Where an off-site public access route is available to the new facility at or above the base flood elevation, a minimum of one on-site emergency access route shall be provided that is located at the same elevation as the public access route.

SECTION 450 NURSING HOMES

450.4 Physical plant requirements for disaster preparedness of new nursing home construction.

450.4.2.2 Site standards

450.4.2.2.1 Except as permitted by Section 1612 of this code, the lowest floor of all new facilities shall be elevated to the base flood elevation as defined in Section 1612 of this code, plus 2 feet (607 mm), or to the height of hurricane Category 3 (Saffir-Simpson scale) surge inundation elevation, as described by the Sea, Lake, and Overland Surge (SLOSH) from Hurricanes model developed by the Federal Emergency Management Agency (FEMA), United States Army Corps of Engineers (USACE), and the National Weather Service (NWS), whichever is higher.

450.4.2.2.2 For all existing facilities, the lowest floor elevations of all additions, and all resident support areas including food service, and all resident support utilities, including mechanical, and electrical (except fuel storage as noted in Section 450.4.2.9.3 of this code) for the additions shall be at or above the elevation of the existing building, if the existing building was designed and constructed to comply with either the site standards of Section 450.4 of this code or local flood-resistant requirements in effect at the time of construction, whichever requires the higher elevation, unless otherwise permitted by Section 1612 of this code. If the existing building was constructed prior to the adoption of either the site standards of Section 450.4 of this code or local flood-resistant requirements, then the addition and all resident support areas and utilities for the addition as described in this section shall either be designed and constructed to meet the requirements of Section 450.4.2.2.1 of this code or be designed and constructed to meet the dry flood proofing requirements of Section 1612 of this code.

450.4.2.2.3 Substantial improvement, as defined by Section 1612 of this code, to all existing facilities located within flood areas as defined in Section 1612 of this code or within a Category 3 surge inundation zone as described in Section 450.4.2.2.1 of this code, shall be designed and constructed in compliance with Section 1612 of this code.

450.4.2.2.4 Where an off-site public access route is available to the new facility at or above the base flood elevation, a minimum of one on-site emergency access route shall be provided that is located at the same elevation as the public access route.

SECTION 453 EDUCATIONAL FACILITIES

453.4.2 Flood-resistant construction. Educational facilities in flood hazard areas shall comply with ASCE 24.

453.10.9 School site master plan. New schools shall include, as applicable: facility design capacity; floodplain locations; covered accessible walks; infrastructure locations for, and extensions of, technology, telephone, electricity, fire alarm; and, where applicable, water and sewer utilities, and relocatables.

453.25.2.1 Emergency access. EHPAs shall have at least one route for emergency vehicle access. The emergency route shall be above the 100-year floodplain. This requirement may be waived by the board, with concurrence of the local emergency management agency or the DEM.

453.27.5 Site standards/site plan. Relocatables placed on educational plant sites shall comply with federal and state laws and rules relating to the placement of structures on sites, as well as building code, fire code site requirements.

453.27.5.1 Floodplain. Compliance with floodplain standards is required for the initial and subsequent installation of public educational relocatable units. The finished floor shall be 12 inches (305 mm) above base flood elevation, the structure shall be designed to meet the Florida Building Code and anchored to resist buoyant forces.

SECTION 454 SWIMMING POOLS AND BATHING PLACES (PUBLIC AND PRIVATE)

454.1 Public swimming pools and bathing places. Public swimming pools and bathing places shall comply with the design and construction standards of this section.

Exceptions:

1. A portable pool used exclusively for providing swimming lessons or related instruction in support of an established educational program sponsored or provided by a school district may not be regulated as a public pool. Such pool shall be regulated as a private swimming pool under Section 454.2.
2. A temporary pool may not be regulated as a public pool. Such pool shall be regulated as a private swimming pool under Section 454.2.

454.1.1 Flood hazard areas. Public swimming pools installed in flood hazard areas established in Section 612.3 shall comply with Section 1612.

454.2.4.2 Items not covered. For any items not specifically covered in these requirements, the administrative authority is hereby authorized to require that all equipment, materials, methods of construction and design features shall be proven to function adequately, effectively and without excessive maintenance and operational difficulties.

454.2.4.2.1 Flood hazard areas. Private swimming pools installed in flood hazard areas established in Section 1612.3 shall comply with Section 1612.

CHAPTER 8 INTERIOR FINISHES

801.5 [General] Applicability. For buildings in flood hazard areas as established in Section 1612.3, interior finishes, trim and decorative materials below the elevation required by Section 1612 shall be flood-damage-resistant materials.

CHAPTER 12 INTERIOR ENVIRONMENT

1203.4 [Ventilation] Under-floor ventilation.

1203.4.2 Exceptions. The following are exceptions to Sections 1203.4 and 1203.4.1:

5. For buildings in flood hazard areas as established in Section 1612.3, the openings for under-floor ventilation shall be deemed as meeting the flood opening requirements of ASCE 24 provided that the ventilation openings are designed and installed in accordance with ASCE 24.

CHAPTER 14 EXTERIOR WALLS

[BS] 1403.6 [Performance Requirements] Flood resistance. For buildings in flood hazard areas as established in Section 1612.3, exterior walls extending below the elevation required by Section 1612 shall be constructed with flood-damage-resistant materials.

[BS] 1403.7 [Performance Requirements] Flood resistance for coastal high-hazard areas and coastal A zones. For buildings in coastal high-hazard areas and coastal A zones as established in Section 1612.3, electrical, mechanical and plumbing system components shall not be mounted on or penetrate through exterior walls that are designed to break away under flood loads.

CHAPTER 16 STRUCTURAL DESIGN

1601.1 [General] Scope. The provisions of this chapter shall govern the structural design of buildings, structures and portions thereof regulated by this code.

Exception: Buildings and structures located within the high-velocity hurricane zone shall comply with the provisions of Sections 1605, 1607, 1611, 1616 through 1626, and, as applicable in flood hazard areas, Section 1612.

SECTION 1602 DEFINITIONS AND NOTATIONS

NOTATIONS.

F_a = Flood load in accordance with Chapter 5 of ASCE 7.

SECTION 1603 CONSTRUCTION DOCUMENTS

1603.1.7 Flood design data. For buildings located in whole or in part in flood hazard areas as established in Section 1612.3, the documentation pertaining to design, if required in Section 1612.5, shall be included and the following information, referenced to the datum on the community's Flood Insurance Rate Map (FIRM), shall be shown, regardless of whether flood loads govern the design of the building:

1. Flood design class assigned according to ASCE 24.
2. In flood hazard areas other than coastal high hazard areas or coastal A zones, the elevation of the proposed lowest floor, including the basement.
3. In flood hazard areas other than coastal high hazard areas or coastal A zones, the elevation to which any nonresidential building will be dry floodproofed.
4. In coastal high hazard areas and coastal A zones, the proposed elevation of the bottom of the lowest horizontal structural member of the lowest floor, including the basement.

SECTION 1605 LOAD COMBINATIONS

1605.2.1 [Load combinations using strength design or load and resistance factor design] Other loads. Where flood loads, F_a , are to be considered in the design, the load combinations of Section 2.3.2 of ASCE 7 shall be used. Where self-straining loads, T , are considered in design, their structural effects in combination with other loads shall be determined in accordance with Section 2.3.4 of ASCE 7. Where an ice-sensitive structure is subjected to loads due to atmospheric icing, the load combinations of Section 2.3.3 of ASCE 7 shall be considered.

1605.3.1.2 [Load combinations using allowable stress design] Other loads. Where flood loads, F_a , are to be considered in design, the load combinations of Section 2.4.2 of ASCE 7 shall be used. Where self-straining loads, T , are considered in design, their structural effects in combination with other loads shall be determined in accordance with Section 2.4.4 of ASCE 7. Where an ice-sensitive structure is subjected to loads due to atmospheric icing, the load combinations of Section 2.4.3 of ASCE 7 shall be considered.

1605.3.2.1 [Alternative basic load combinations] Other loads. Where F , H or T are to be considered in the design, each applicable load shall be added to the combinations specified in Section 1605.3.2. Where self-straining loads, T , are considered in design, their structural effects in combination with other loads shall be determined in accordance with Section 2.4.4 of ASCE 7.

SECTION 1612 FLOOD LOADS

1612.1 General. Within flood hazard areas as established in Section 1612.3, all new construction of buildings, structures and portions of buildings and structures, including substantial improvement and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads. For buildings that are located in more than one flood hazard area, the provisions associated with the most restrictive flood hazard area shall apply.

1612.1.1 Cross references. See Table 1612.1.

TABLE 1612.1
CROSS REFERENCES DEFINING FLOOD-RESISTANT PROVISIONS OF THE FLORIDA BUILDING CODE

Florida Building Code – Building			
Section		Section	
Chapter 1	Administration	Chapter 14	Exterior Walls
102	Applicability	1403	Performance Requirements
105	Permits		
107	Construction Documents	Chapter 16	Structural Design
110	Inspections	1601	General
111	Certificates of Occupancy and Completion	1603	Construction Documents
117	Variances in Flood Hazard Areas	1605	Load Combinations
		1612	Flood Loads
Chapter 2	Definitions		
202	Definitions	Chapter 18	Soils and Foundations
		1804	Excavation, Grading and Fill
Chapter 4	Special Detailed Requirements Based on Use and Occupancy	1805	Dampproofing and Waterproofing
449	Hospitals		
450	Nursing Homes	Chapter 27	Electrical
453	Educational Facilities	2702	Emergency and Standby Power Systems
454	Swimming Pools and Bathing Places (Public And Private)		
		Chapter 30	Elevators and Conveying Systems
Chapter 8	Interior Finishes	3001	General
801	General		
		Chapter 31	Special Construction
Chapter 12	Interior Environment	3102	Membrane Structures
1203	Ventilation	3109	Coastal Construction Control Line
Florida Building Code – Residential			
Section		Section	
Chapter 2	Definitions	Chapter 20	Boilers and Water Heaters
202	Definitions	M2001	Boilers
Chapter 3	Building Planning	Chapter 22	Special Piping and Storage Systems
R301	Design Criteria	M2201	Oil Tanks
R309	Garages and Carports		
R322	Flood-Resistant Construction	Chapter 24	Fuel Gas
		G2404 (301)	General
Chapter 4	Foundations		
R401	General	Chapter 26	General Plumbing Requirements
R404	Foundation and Retaining Walls	P2601	General
R408	Under-Floor Space		
		Chapter 27	Plumbing Fixtures
Chapter 13	General Mechanical System Requirements	P2705	Installation
M1301	General		
		Chapter 30	Sanitary Drainage
Chapter 14	Heating and Cooling Equipment	P3001	General
M1401	General		
		Chapter 31	Vents
Chapter 16	Duct Systems	P3101	Vent Systems
M1601	Duct Construction		

(continued)

STRUCTURAL DESIGN

TABLE 1612.1—continued
CROSS REFERENCES DEFINING FLOOD-RESISTANT PROVISIONS OF THE FLORIDA BUILDING CODE

Florida Building Code – Residential			
Section		Section	
Chapter 17	Combustion Air	Chapter 45	Private Swimming Pools
M1701	General	R4501	General
Florida Building Code – Existing Building			
Section		Section	
Chapter 2	Definitions	Chapter 7	Alterations – Level I
202	Definitions	701	General
Chapter 3	Compliance Methods	Chapter 11	Additions
301.1	General	1103	Structural
Chapter 4	Repairs	Chapter 12	Historic Buildings
401	General	1201	General
406	Structural		
		Chapter 13	Relocated or Moved Buildings
Chapter 5	Prescriptive Compliance Method	1302	Requirements
502	Additions		
503	Alterations	Chapter 14	Performance Compliance Methods
		1401	General
Florida Building Code – Mechanical			
Section		Section	
Chapter 3	General Regulations	Chapter 6	Duct Systems
M301	General	M602	Plenums
		M603	Duct Construction and Installation
Chapter 4	Ventilation		
M401	General	Chapter 12	Hydronic Piping
		M1206	Piping Installation
Chapter 5	Exhaust Systems		
M501	General	Chapter 13	Fuel Oil Piping and Storage
		M1305	Fuel Oil System Installation
Florida Building Code – Plumbing			
Section			
Chapter 3	General Regulations		
P309	Flood Hazard Resistance		
Florida Building Code – Fuel Gas			
Section			
Chapter 3	General Regulations		
FG301	General		

1612.2 Definitions. The following terms are defined in Chapter 2:

BASE FLOOD.

BASE FLOOD ELEVATION.

BASEMENT.

COASTAL A ZONE.

COASTAL HIGH HAZARD AREA.

DESIGN FLOOD.

DESIGN FLOOD ELEVATION.

DRY FLOODPROOFING.

EXISTING STRUCTURE.

FLOOD or FLOODING.

FLOOD DAMAGE-RESISTANT MATERIALS.

FLOOD HAZARD AREA.

FLOOD INSURANCE RATE MAP (FIRM).

FLOOD INSURANCE STUDY.

FLOODWAY.

LOWEST FLOOR.

SPECIAL FLOOD HAZARD AREA.

START OF CONSTRUCTION.

SUBSTANTIAL DAMAGE.

SUBSTANTIAL IMPROVEMENT.

1612.3 Establishment of flood hazard areas. To establish *flood hazard areas*, the applicable governing authority shall, by local floodplain management ordinance, adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency.

1612.3.1 Design flood elevations. Where design flood elevations are not included in the flood hazard areas established in Section 1612.3, or where floodways are not designated, the building official is authorized to require the applicant to:

1. Obtain and reasonably utilize any design flood elevation and floodway data available from a federal, state, or other source; or
2. Determine the design flood elevation and/or floodway in accordance with accepted hydrologic and hydraulic engineering practices used to define special flood hazard areas. Determinations shall be undertaken by a registered design professional who shall document that the technical methods used reflect currently accepted engineering practice.

1612.3.2 Determination of impacts. In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis that demonstrates that the proposed work will not increase the design flood elevation more than 1 foot (305 mm) at any point within the jurisdiction of the applicable governing authority.

1612.4 Design and construction. The design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas and Coastal A Zones, shall be in accordance with Chapter 5 of ASCE 7 and with ASCE 24.

1612.4.1 Modification of ASCE 24. Table 6-1 and Section 6.2.1 in ASCE 24 shall be modified as follows:

1. The title of Table 6.1 shall be "Minimum Elevation of Floodproofing, Relative to Base Flood Elevation (BFE) or Design Flood Elevation (DFE), in Coastal A Zones and in Other Flood Hazard Areas that are not High Risk Flood Hazard Areas."
2. Section 6.2.1 shall be modified to permit dry floodproofing in Coastal A Zones, as follows: "Dry floodproofing of nonresidential structures and nonresidential areas of mixed-use structures shall not be allowed unless such structures are located outside of High Risk Flood Hazard areas and Coastal High Hazard Areas. Dry floodproofing shall be permitted in Coastal A Zones provided wave

loads and the potential for erosion and local scour are accounted for in the design. Dry floodproofing of residential structures or residential areas of mixed-use structures shall not be permitted.”

1612.4.2 Modification of ASCE 24 9.6 Pools. Modify Section 9.6 of ASCE 24 by adding an exception as follows:

9.6 Pools. In-ground and above ground pools shall be designed to withstand all flood-related loads and load combinations. Mechanical equipment for pools such as pumps, heating systems, and filtering systems, and their associated electrical systems shall comply with Chapter 7.

Exception: Equipment for pools, spas and water features shall be permitted below the elevation required in Table 7-1 provided it is elevated to the extent practical, is anchored to prevent flotation and resist flood forces and is supplied by branch circuits that have ground-fault circuit interrupter protection.

1612.5 Flood hazard documentation. The following documentation shall be prepared and sealed by a registered design professional and submitted to the building official:

1. For construction in flood hazard areas other than coastal high hazard areas or coastal A zones:
 - 1.1. The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Section 110.3, Building, 1.1 and for the final inspection in Section 110.3, Building, 5.1.
 - 1.2. For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.
 - 1.3 For dry floodproofed nonresidential buildings, construction documents shall include a statement that the dry floodproofing is designed in accordance with ASCE 24.
2. For construction in coastal high hazard areas and coastal A zones:
 - 2.1. The elevation of the bottom of the lowest horizontal structural member as required by the lowest floor elevation inspection in Section 110.3, Building, 1.1 and for the final inspection in Section 110.3, Building, 5.1.
 - 2.2. Construction documents shall include a statement that the building is designed in accordance with ASCE 24, including that the pile or column foundation and building or structure to be attached thereto is designed to be anchored to resist flotation, collapse and lateral movement due to the effects of wind and flood loads acting simultaneously on all building components, and other load requirements of Chapter 16.
 - 2.3. For breakaway walls designed to have a resistance of more than 20 psf (0.96 kN/m²) determined using allowable stress design, construction documents shall include a statement that the breakaway wall is designed in accordance with ASCE 24.

CHAPTER 18 SOILS AND FOUNDATIONS

1801.1 [General] Scope. The provisions of this chapter shall apply to building and foundation systems.

1804.4 [Excavation, Grading and Fill] Site grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building, except as otherwise permitted in Section 1010.1.5, 1012.3 or 1012.6.1.

Exception: Where climatic or soil conditions warrant, the slope of the ground away from the building foundation shall be permitted to be reduced to not less than one unit vertical in 48 units horizontal (2-percent slope).

The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill.

1804.5 [Excavation, Grading and Fill] Grading and fill in flood hazard areas. In flood hazard areas established in Section 1612.3, grading, fill, or both, shall not be approved:

1. Unless such fill is placed, compacted and sloped to minimize shifting, slumping and erosion during the rise and fall of flood water and, as applicable, wave action.
2. In floodways, unless it has been demonstrated through hydrologic and hydraulic analyses performed by a registered design professional in accordance with standard engineering practice that the proposed grading or fill, or both, will not result in any increase in flood levels during the occurrence of the design flood.
3. In coastal high hazard areas, unless such fill is conducted and/or placed to avoid diversion of water and waves toward any building or structure.
4. Where design flood elevations are specified but floodways have not been designated, unless it has been demonstrated that the cumulative effect of the proposed flood hazard area encroachment, when combined with all other existing and anticipated flood hazard area encroachment, will not increase the design flood elevation more than 1 foot (305 mm) at any point.

1805.1.2.1 [Dampproofing and Waterproofing; Under-floor space] Flood hazard areas. For buildings and structures in flood hazard areas as established in Section 1612.3, the finished ground level of an under-floor space such as a crawl space shall be equal to or higher than the outside finished ground level on at least one side.

Exception: Under-floor spaces of Group R-3 buildings that meet the requirements of FEMA TB 11.

CHAPTER 27 ELECTRICAL

[F] 2702.1.8 [Emergency and Standby Power Systems; Installation] Group I-2 Occupancies. In Group I-2 occupancies located in flood hazard areas established in Section 1612.3, where new essential electrical systems generators are installed, and where new essential electrical system generators are installed, the systems and generators shall be located and installed in accordance with ASCE 24. Where connections for hookup of temporary generators are provided, the connections shall be located at or above the elevation required in ASCE 24.

CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS

3001.2 [General] Referenced standards. Except as otherwise provided for in this code, the design, construction, installation, alteration, repair and maintenance of elevators and conveying systems and their components shall conform to the applicable standard specified in Table 3001.2 and ASCE 24 for construction in *flood hazard areas* established in Section 1612.3. The Division of Hotels and Restaurants may grant variances and waivers to the *Elevator Safety Code* as authorized by the *Safety Code for Elevators and Escalators* (ASME A17.1, Section 1.2) and *Florida Statutes* (Chapter 120 and Chapter 399.)

CHAPTER 31 SPECIAL CONSTRUCTION

3102.7 [Membrane Structures] Engineering design. The structure shall be designed and constructed to sustain dead loads; loads due to tension or inflation; live loads including wind, snow or flood and seismic loads and in accordance with Chapter 16.

SECTION 3109 STRUCTURES SEAWARD OF A COASTAL CONSTRUCTION CONTROL LINE

This section revised and reorganized in the 6th Edition to more closely align with Section 1612.

3109.1 General. The provisions of this section shall apply to the design and construction of *habitable structures*, and *substantial improvement* or repair of *substantial damage* of such structures, that are entirely seaward of, and portions of such structures that extend seaward of, the *coastal construction control line* or seaward of the *50-foot setback line*, whichever is applicable. This section does not apply to structures that are not *habitable structures*, as defined in this section. Section 1612 shall apply to *habitable structures* and structures that are not *habitable structures* if located in whole or in part in *special flood hazard areas* established in Section 1612.3.

3109.1.1 Modification, maintenance or repair of existing *habitable structures*. The requirements of Section 3109 do not apply to the modification, maintenance or repair of existing *habitable structures*, provided all of the following apply to the modification, maintenance, or repair:

1. Is within the limits of the existing foundation.
2. Does not require, involve or include any additions to, or repair or modification of, the existing foundation.
3. Does not include any additions or enclosures added, constructed, or installed below the lowest floor or deck.

Advisory Note. If the modification or repair is determined to be *substantial improvement* or *substantial damage*, and if the building is located in a *special flood hazard area* (Zone A and Zone V) established in Section 1612.3, the requirements of *Florida Building Code, Existing Building* applicable to *flood hazard areas* shall apply.

3109.1.2 Approval prior to construction. An environmental permit from the Florida Department of Environmental Protection is required prior to the start of construction. When issued, a copy of the environmental permit shall be submitted to the building official. The environmental permit may impose special siting considerations to protect the beach-dune system, proposed or existing structures, and public beach access, and may condition the nature, timing and sequence of construction of permitted activities to provide protection to nesting sea turtles and hatchlings and their habitat, including submittal and approval of lighting plans.

3109.1.3 Elevation certification. As part of the permit process, upon placement of the *lowest horizontal structural member* of the *lowest floor* and prior to further vertical construction, certification of the elevation of the bottom of the *lowest horizontal structural member* of the *lowest floor* shall be submitted to the building official. Any work undertaken prior to submission of the certification or subsequent to submission and prior to the building official's review shall be at the applicant's risk.

3109.2 Definitions. The following words and terms shall, for the purposes of this section, have the indicated meanings shown herein.

ALLOWED USE. For the purpose of Section 3109.3.4, use of enclosures above, or with *dry floodproofing* to, the elevation specified in ASCE 24 and below the *100-year storm elevation*, includes, but is not limited to use for parking of vehicles, storage, building access, small mechanical and electrical rooms, retail shops, commercial pool bars and other bars, snack bars, commercial grills with portable cooking equipment, commercial dining areas where the permanent kitchen is located landward of the *coastal construction control line* or above the *100-year storm elevation*, toilet rooms and bathrooms, cabanas, recreational spaces such as gyms and card rooms, commercial service/storage/back-of-house facilities; and uses of a similar nature that are not spaces for living, sleeping or cooking.

COASTAL A ZONE. See Section 202.

COASTAL CONSTRUCTION CONTROL LINE. The line established by the State of Florida pursuant to Section 161.053, *Florida Statutes*, and recorded in the official records of the respective county and which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions.

COASTAL HIGH HAZARD AREA. See Section 202.

COMBINED TOTAL STORM TIDE ELEVATION (VALUE). The elevation of combined total tides including storm surges, astronomical tide and dynamic wave setup which occurs primarily inside the wave breaking zone. The *combined total storm tide elevations (values)* for various return periods are determined by the Florida Department of Environmental Protection for each coastal county with an established *coastal construction control lines* and published in reports for each county titled “Revised Combined Total Storm Tide Frequency Analysis.”

DESIGN GRADE. The predicted eroded grade, accounting for erosion and localized scour resulting from the presence of structural components, used in the calculation of flood loads, pile reactions and bearing capacities. The design grade shall be determined by a site-specific analysis prepared by a qualified registered design professional or the design grade may be determined by the Florida Department of Environmental Protection in the report titled “One-Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line” (1999).

DRY FLOODPROOFING. See Section 202.

FIFTY-FOOT SETBACK LINE. A line of jurisdiction, established pursuant to the provisions of Section 161.052, *Florida Statutes*, in which construction is prohibited within 50 feet (15.13 m) of the line of mean high water at any riparian coastal location fronting the Gulf of Mexico or the Atlantic coast shoreline.

FLOOD HAZARD AREA. See Section 202.

HABITABLE STRUCTURE. Structures designed primarily for human occupancy. Typically included within this category are residences, hotels and restaurants.

LOW-RISE BUILDING. A structure with mean roof height less than or equal to 60 feet.

LOWEST FLOOR. For the purpose of Section 3109, the *lowest floor* of the lowest enclosed area, excluding any enclosure that complies with the requirements and limitations of Section 3109.3.4 applicable to enclosures below the flood elevation.

LOWEST HORIZONTAL STRUCTURAL MEMBER. A horizontal structural member that supports floor, wall or column loads and transmits the loads to the foundation.

100-YEAR STORM ELEVATION. The height of the breaking wave crest or wave approach as superimposed on the storm surge with dynamic wave setup of a 100-year (one-percent-annual chance) storm. The 100-year storm elevation is determined by the Florida Department of Environmental Protection based on studies published as part of the Coastal Construction Control Line establishment process and an analysis of topographic and other site specific data and found in the report “One-Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line” (1999). An applicant may request the Department of Environmental Protection to determine a site-specific *100-year storm elevation* for the location of the applicant’s proposed structure as part of the environmental permit application process.

SPECIAL FLOOD HAZARD AREA. See Section 202.

SUBSTANTIAL DAMAGE. See Section 202.

SUBSTANTIAL IMPROVEMENT. See Section 202.

3109.3 Design and construction. The design and construction of *habitable structures*, including *substantial improvement* and repair of *substantial damage* to such structures, shall be in accordance with this section and with Section 1612 and ASCE 24, as applicable. *Habitable structures* subject to this section shall be designed to minimize the potential for wind and water-borne debris during storms.

Exception: Additions, repairs, and alterations that, when combined with all other work on a structure, do not constitute *substantial improvement* or repair of *substantial damage*, and provided all of the following apply:

- a. The work does not violate the terms of previously issued permits.
- b. Any addition does not advance the seaward limits of the existing structure.

3109.3.1 Flood loads. Flood loads shall be determined according to Chapter 5 of ASCE 7, where the stillwater depth shall be the difference between the *design grade* at the location and the higher of:

1. The stillwater elevation specified in the applicable Flood Insurance Study referenced to the datum on the Flood Insurance Rate Map, if the structure is also in a *coastal high hazard area* (Zone V); or
2. The *combined total storm tide elevation (value)* for the 100-year return period identified by the Florida Department of Environmental Protection in reports titled "Revised Combined Total Storm Tide Frequency Analysis" prepared for each county with an established *coastal construction control lines*.

3109.3.2 Foundations. *Habitable structures* shall be elevated and supported on piles or columns that are designed to comply with this section. The space below elevated *habitable structures* shall be free of obstructions and walls, if any, shall comply with Section 3109.3.4. Foundations shall be designed to comply with ASCE 24 Section 4.5, except shallow foundations and stemwalls are not permitted.

3109.3.2.1 Piles and columns. In addition to the requirements of ASCE 24 Section 4.5 for pile and columns foundations:

1. The design ratio or pile spacing to pile diameter, or column spacing to column diameter, shall be not less than 8:1 for individual piles or columns extending above the *design grade*, unless justified by a geotechnical analysis and the foundation design.
2. The tops of grade beams and pile caps shall be at or below the natural grade and below the *design grade* unless designed to resist increased flood loads associated with setting the grade beam or pile cap above the *design grade*.
3. Pile penetration shall take into consideration the anticipated loss of soil above the *design grade*.

3109.3.2.2 Shear walls. Shear walls shall comply with one of the following:

1. Shear walls are permitted perpendicular to the shoreline where perpendicular shall mean less than or equal to ± 20 degrees from a line drawn normal to the shoreline.
2. Shear walls not perpendicular to the shoreline shall be limited to a maximum of 20 percent of the building length in the direction running parallel to the shore, and wall segments, spacing between wall segments, and elevator shafts shall be located and positioned to allow floodwater to flow easily around the walls and elevator shafts.

Exception: *Habitable structures* other than *low-rise buildings* are permitted to have shear walls that are not perpendicular to the shoreline and that exceed 20 percent of the total building length provided the design requires a length greater than 20 percent, wall segments, spacing between wall segments, and elevator shafts are located and positioned to allow floodwater to flow easily around the walls and elevator shafts, and the following design documentation is submitted:

- a. A hydraulic analysis conducted and certified by a Florida-registered professional engineer qualified to evaluate the potential impact of flow increase on the subject parcel and adjacent properties and demonstrates the increased shear wall length will not result in substantial

increase of flow velocities and drag forces on the structural components of the proposed structure and neighboring structures.

b. The certified design documentation shall include a statement that the increased length of shear walls over 20 percent of total building length is located landward of the predicted 100-year storm erosion limit.

3109.3.3 Elevation standards. The bottom of the *lowest horizontal structural member* of the *lowest floor* shall be at or above the higher of the following:

1. The elevation specified in ASCE 24 Chapter 4 if the structure is in a *coastal high hazard area* or *Coastal A Zone*;
2. The elevation specified by the jurisdiction; or
3. The 100-year storm elevation determined by the Florida Department of Environmental Protection in the report titled "One-Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line" (1999). An applicant may request determination of a site-specific *100-year storm elevation* (see definition).

3109.3.4 Walls and enclosures below the flood elevation. Walls and enclosures below the elevation required by Section 3109.3.3 and above the *design grade* elevation shall comply with all of the following, as applicable:

1. Walls seaward of the CCCL shall comply with the breakaway wall requirements of ASCE 24 Section 4.6 using the lesser of the flood loads specified by Section 3109.3.1.
2. Elevator shafts and stairways shall comply with ASCE 24.
3. For nonresidential buildings located outside of a *coastal high hazard area* (Zone V): a. Small mechanical and electrical rooms with *dry floodproofing* to the elevation specified in ASCE 24 or by the jurisdiction are not required to be breakaway. b. Stairwells are not required to be breakaway provided the walls have flood openings in accordance with this section.
4. In *special flood hazard areas* (Zone V and Zone A), all breakaway walls below the elevation specified in ASCE 24 or the elevation specified by the jurisdiction shall have flood openings in accordance with ASCE 24 Section 4.6.2. Flood openings are not required in: a. Shear walls designed in accordance with Section 3109.3.2.2. b. Walls of enclosures below buildings not located in *special flood hazard areas* (Zone X). c. Walls that are designed and constructed in conformance with the *dry floodproofing* requirements of ASCE 24 in areas other than *coastal high hazard areas*.
5. In *special flood hazard areas* (Zone V and Zone A): a. Enclosures below the elevation specified in ASCE 24 or the elevation specified by the jurisdiction shall be used solely for parking of vehicles, building access, or storage unless enclosures are designed and constructed in accordance with the *dry floodproofing* requirements of ASCE 24. b. Enclosures above the elevation specified in ASCE 24 or by the jurisdiction and below the *100-year storm elevation*, or enclosures with *dry floodproofing* to the elevation specified in ASCE 24 or by the jurisdiction, shall be limited to *allowed use* as defined in this section.
6. In *habitable structures* not located in *special flood hazard areas* (Zone X), uses of enclosures below the *100-year storm elevation* shall be limited to *allowed use* as defined in this section.

3109.3.5 Structural slabs below the 100-year storm elevation. Structural slabs below the *100-year storm elevation* and below the *lowest floor* are not required to be breakaway provided the slabs are designed by a qualified Florida-registered professional engineer to withstand the flood loads specified by Section 3109.3.1.

3109.4 Documentation. In addition to documentation specified in Section 1612.5, where applicable the following documentation shall be prepared, signed, and sealed by a qualified Florida-registered professional engineer and submitted to the building official:

1. For site-specific determination of *design grade*, a report of the assumptions and methods used.
2. For shear walls, the certifications required in Section 3109.3.2.

CHAPTER 35 REFERENCED STANDARDS

Standard Reference Number	Title	Referenced in Code Section Number
ASCE/SEI 24-14	Flood Resistant Design and Construction	453.4.2, 1203.4.2, 1612.4, 1612.4.1, 1612.5, 2702.1.7, 3001.2, 3109.3, 3109.3.2.1, 3109.3.4
FEMA-TB-11-01	Crawlspace Construction for Buildings Located in Special Flood Hazard Areas	1805.1.2.1

7th Edition Florida Building Code, Residential (2020)

CHAPTER 1 SCOPE AND ADMINISTRATION SECTION R101 GENERAL

R101.2 Scope. The provisions of the *Florida Building Code, Residential*, shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above *grade plane* in height.

Exceptions:

3. Existing buildings undergoing repair, alteration, additions, or change of occupancy shall comply with the *Florida Building Code, Existing Building*.

R101.2.1 The provisions of Chapter 1, *Florida Building Code, Building*, shall govern the administration and enforcement of the *Florida Building Code, Residential*.

CHAPTER 2 DEFINITIONS

[RB] HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, screen enclosures, sunroom categories as defined at Section R301.2.1.1.1, storage or utility spaces and similar areas are not considered *habitable spaces*. [Note: this definition shown to clarify that some spaces that are not habitable spaces are not permitted below elevated buildings in SFHAs.]

[RB] LIVE LOADS. Those loads produced by the use and occupancy of the building or other structure and do not include construction or environmental loads such as wind load, snow load, rain load, earthquake load, flood load or dead load.

LOCAL FLOODPLAIN MANAGEMENT ORDINANCE. An ordinance or regulation adopted pursuant to the authority granted to local governments by Title 44 Code of Federal Regulations, Sections 59 and 60 for participation in the National Flood Insurance Program.

CHAPTER 3 BUILDING PLANNING

SECTION R301 DESIGN CRITERIA

R301.1 Application. Buildings and structures, and parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by this code. The construction of buildings and structures in accordance with the provisions of this code shall result in a system that provides a complete load path that meets the requirements for the transfer of loads from their point of origin through the load-resisting elements to the foundation. Buildings and structures constructed as prescribed by this code are deemed to comply with the requirements of this section.

Exception: Buildings and structures located within the High Velocity Hurricane Zone shall comply with Sections R302 to R327, inclusive and the provisions of Chapter 44, Sections R301.2.5 and R406. In addition, buildings and structures located in flood hazard areas established in Table R301.2(1) shall comply with Sections R301.2.4, R301.2.5 and R322.

R301.2 Climatic and geographic design criteria. Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be set forth in Table R301.2(1).

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^g	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Wind-borne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c					
NA	See Fig. R301.2(4)				NA	Negligible	NA	Very Heavy		NA		NA	NA

g. The applicable governing body shall, by local floodplain management ordinance, specify (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs, or other flood hazard map adopted by the authority having jurisdiction, as amended.

R301.2.4 Floodplain construction. Buildings and structures constructed in whole or in part in flood hazard areas (including A or V Zones) as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with Section R322. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

R301.2.4.1 Alternative provisions. As an alternative to the requirements in Section R322, ASCE 24 is permitted subject to the limitations of this code and the limitations therein.

R301.2.5 Structures seaward of a coastal construction control line. Structures located seaward of the coastal construction control line shall be designed to resist the predicted forces of a 100-year storm event in accordance with Section 3109 of the *Florida Building Code, Building*.

SECTION R309 GARAGES AND CARPORTS

R309.3 Flood hazard areas. For buildings located in flood hazard areas as established by Table R301.2(1), garage floors shall be:

1. Elevated to or above the design flood elevation as determined in Section R322; or
2. Located below the design flood elevation provided that the floors are at or above grade on not less than one side, are used solely for parking, building access or storage, meet the requirements of Section R322 and are otherwise constructed in accordance with this code.

SECTION R322 FLOOD-RESISTANT CONSTRUCTION

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

R322.1.1 Alternative provisions. As an alternative to the requirements in Section R322 ASCE 24 is permitted subject to the limitations of this code and the limitations therein.

R322.1.2 Structural systems. Structural systems of buildings and structures shall be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation.

R322.1.3 Flood-resistant construction. Buildings and structures erected in areas prone to flooding shall be constructed by methods and practices that minimize flood damage.

R322.1.4 Establishing the design flood elevation. The design flood elevation shall be used to define flood hazard areas. At a minimum, the design flood elevation shall be the higher of the following:

1. The base flood elevation at the depth of peak elevation of flooding, including wave height, that has a 1 percent (100-year flood) or greater chance of being equaled or exceeded in any given year; or
2. The elevation of the design flood associated with the area designated on a flood hazard map adopted by the community, or otherwise legally designated.

R322.1.4.1 Determination of design flood elevations. If design flood elevations are not specified, the building official is authorized to require the applicant to comply with either of the following:

1. Obtain and reasonably use data available from a federal, state or other source; or
2. Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering practices used to define special flood hazard areas. Determinations shall be undertaken by a registered design professional who shall document that the technical methods used reflect currently accepted engineering practice. Studies, analyses and computations shall be submitted in sufficient detail to allow thorough review and approval.

R322.1.4.2 Determination of impacts. In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the applicant shall demonstrate that the effect of the proposed buildings and structures on design flood elevations, including fill, when combined with other existing and anticipated flood hazard area encroachments, will not increase the design flood elevation more than 1 foot (305 mm) at any point within the jurisdiction.

R322.1.5 Lowest floor. The lowest floor shall be the lowest floor of the lowest enclosed area, including basement, and excluding any unfinished flood-resistant enclosure that is useable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the building or structure in violation of this section.

R322.1.6 Protection of mechanical, plumbing and electrical systems. Electrical systems, equipment and components; heating, ventilating, air conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment shall be located at or above the elevation required in Section R322.2 or R322.3. If replaced as part of a substantial improvement, electrical systems, equipment and components; heating, ventilating, air conditioning and plumbing appliances and plumbing fixtures; duct systems; and other service equipment shall meet the requirements of this section. Systems, fixtures, and equipment and components shall not be mounted on or penetrate through walls intended to break away under flood loads.

Exception: Locating electrical systems, equipment and components; heating, ventilating, air conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment is permitted below the elevation required in Section R322.2 or R322.3 provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation in accordance with ASCE 24. Equipment for pools, spas and water features shall be permitted below the elevation required in Section R322.2 or R322.3 provided it is elevated to the extent practical and is anchored to prevent floatation and resist flood forces and is supplied by branch circuits that have ground-fault circuit interrupter protection.

Electrical wiring systems are permitted to be located below the required elevation provided that they conform to the provisions of the electrical part of this code for wet locations.

R322.1.7 Protection of water supply and sanitary sewage systems. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems in accordance with the plumbing provisions of this code. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into systems and discharges from systems into floodwaters in accordance with the plumbing provisions of this code and in accordance with Chapter 64E-6, Florida Administrative Code, Standards for Onsite Sewage Treatment and Disposal Systems.

R322.1.8 Flood-resistant materials. Building materials and installation methods used for flooring and interior and exterior walls and wall coverings below the elevation required in Section R322.2 or R322.3 shall be flood damage-resistant materials that conform to the provisions of FEMA TB-2.

R322.1.9 Manufactured homes. In addition to the applicable requirements of the state agency with jurisdiction over installation of manufactured homes, installation of manufactured homes in flood hazard areas is subject to the applicable provisions of the local floodplain management ordinance.

R322.1.10 As-built elevation documentation. A registered design professional shall prepare and seal documentation of the elevations specified in Section R322.2 or R322.3.

R322.1.11 Structures seaward of a coastal control construction line. In addition to the requirements of this section, structures located in flood hazard areas and seaward of the coastal construction line shall be designed to resist the predicted forces of a 100-year storm event in accordance with Section R3109 (*sic*) of the *Florida Building Code, Building*, and the more restrictive provisions shall govern.

R322.2 Flood hazard areas (including A Zones). Areas that have been determined to be prone to flooding and that are not subject to high-velocity wave action shall be designated as flood hazard areas. Flood hazard areas that have been delineated as subject to wave heights between 1 ½ feet (457 mm) and 3 feet (914 mm) or otherwise designated by the jurisdiction shall be designated as Coastal A Zones and are subject to the requirements of Section R322.3. Buildings and structures constructed in whole or in part in flood hazard areas shall be designed and constructed in accordance with Sections R322.2.1 through R322.2.3.

R322.2.1 Elevation requirements.

1. Buildings and structures in flood hazard areas including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.
2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated to a height above the highest adjacent grade of not less than the depth number specified in feet (mm) on the FIRM plus 1 foot (305 mm), or not less than 3 feet (915 mm) if a depth number is not specified.
3. Basement floors that are below grade on all sides shall be elevated to or above base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.

Exception: Enclosed areas below the design flood elevation, including basements with floors that are not below grade on all sides, shall meet the requirements of Section 322.2.2.

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage.
2. Be provided with flood openings that meet the following criteria and are installed in accordance with Section R322.2.2.1:
 - 2.1. The total net area of non-engineered openings shall be not less than 1 square inch (645 mm²) for each square foot (0.093 m²) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.
 - 2.2. Openings shall be not less than 3 inches (76 mm) in any direction in the plane of the wall.
 - 2.3 The presence of louvers, blades, screens and faceplates or other covers and devices shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.

R322.2.2.1 Installation of openings. The walls of enclosed areas shall have openings installed such that:

1. There shall be not less than two openings on different sides of each enclosed area; if a building has more than one enclosed area below the design flood elevation, each area shall have openings.
2. The bottom of each opening shall be not more than 1 foot (305 mm) above the higher of the final interior grade or floor and the finished exterior grade immediately under each opening.
3. Openings shall be permitted to be installed in doors and windows; doors and windows without installed openings do not meet the requirements of this section.

R322.2.3 Foundation design and construction. Foundation walls for buildings and structures erected in flood hazard areas shall meet the requirements of Chapter 4.

Exception: Unless designed in accordance with Section R404:

1. The unsupported height of 6-inch (152 mm) plain masonry walls shall be not more than 3 feet (914 mm).
2. The unsupported height of 8-inch (203 mm) plain masonry walls shall be not more than 4 feet (1219 mm).
3. The unsupported height of 8-inch (203 mm) reinforced masonry walls shall be not more than 8 feet (2438 mm).

For the purpose of this exception, unsupported height is the distance from the finished grade of the under-floor space to the top of the wall.

R322.2.4 Tanks. Underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood. Above-ground tanks shall be installed at or above the elevation required in Section R322.2.1 or shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood.

R322.2.5 Pools in flood hazard areas. Pools that are located in flood hazard areas established by Table R301.2(1), including above-ground pools, on-ground pools, and in-ground pools that involve placement of fill, shall comply with Sections R322.2.5.1 or R322.2.5.2.

Exception: Pools located in riverine flood hazard areas which are outside of designated floodways.

R322.2.5.1 Pools located in designated floodways. Where pools are located in designated floodways, documentation shall be submitted to the building official, which demonstrates that the construction of the pool will not increase the design flood elevation at any point within the jurisdiction.

R322.2.5.2 Pools located where floodways have not been designated. Where pools are located in riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis that demonstrates that the proposed pool will not increase the design flood elevation more than 1 foot (305 mm) at any point within the jurisdiction.

R322.3 Coastal high-hazard areas (including V Zones and Coastal A Zones, where designated).

Areas that have been determined to be subject to wave heights in excess of 3 feet (914 mm) or subject to high-velocity wave action or wave-induced erosion shall be designated as coastal high-hazard areas. Flood hazard areas that have been designated as subject to wave heights between 1 ½ (457 mm) and 3 feet (914 mm) or otherwise designated by the jurisdiction shall be designated as Coastal A Zones. Buildings and structures constructed in whole or in part in coastal high-hazard areas and coastal A Zones, where designated, shall be designed and constructed in accordance with Sections R322.3.1 through R322.3.7.

R322.3.1 Location and site preparation.

1. New buildings and buildings that are determined to be substantially improved pursuant to the *Florida Building Code, Existing Building* shall be located landward of the reach of mean high tide.
2. For any alteration of sand dunes and mangrove stands, the building official shall require submission of an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage.

R322.3.2 Elevation requirements.

1. Buildings and structures erected within coastal high-hazard areas and Coastal A Zones, shall be elevated so that the bottom of the lowest horizontal structure members supporting the lowest floor, with the exception of pilings, pile caps, columns, grade beams and bracing, is elevated to or above the base flood elevation plus 1 foot (305 mm) or the design flood elevation, whichever is higher.
2. Basement floors that are below grade on all sides are prohibited.
3. The use of fill for structural support is prohibited.
4. Minor grading, and the placement of minor quantities of fill, shall be permitted for landscaping and for drainage purposes under and around buildings and for support of parking slabs, pool decks, patios and walkways.
5. Walls and partitions enclosing areas below the design flood elevation shall meet the requirements of Sections R322.3.4 and R322.3.5.

R322.3.3 Foundations. Buildings and structures erected in coastal high-hazard areas and Coastal A Zones shall be supported on pilings or columns and shall be adequately anchored to such pilings or columns. The space below the elevated building shall be either free of obstruction or, if enclosed with walls, the walls shall meet the requirements of Section R322.3.4. Pilings shall have adequate soil penetrations to resist the combined wave and wind loads (lateral and uplift). Water-loading values used shall be those associated with the design flood. Wind-loading values shall be those required by this code. Pile embedment shall include consideration of decreased resistance capacity caused by scour of soil strata surrounding the piling. Pile systems design and installation shall be certified in accordance with Section R322.3.6. Spread footing, mat, raft or other foundations that support columns shall not be permitted where soil investigations that are required in accordance with Section R401.4 indicate that soil material under the spread footing, mat, raft or other foundation is subject to scour or erosion from wave-velocity flow conditions. If permitted, spread footing, mat, raft or other foundations that support columns shall be designed in accordance with ASCE 24.

Exception: In Coastal A Zones, stem wall foundations supporting a floor system above and backfilled with soil or gravel to the underside of the floor system shall be permitted provided the foundations are designed to account for wave action, debris impact, erosion and local scour. Where soils are susceptible to erosion and local scour, stem wall foundations shall have deep footings to account for the loss of soil.

R322.3.3.1 Pools. Pools in coastal high-hazard areas shall be designed and constructed in conformance with ASCE 24.

R322.3.4 Concrete slabs. Concrete slabs used for parking, floors of enclosures, landings, decks, walkways, patios and similar uses that are located beneath structures, or slabs that are located such that if undermined or displaced during base flood conditions could cause structural damage to the building foundation, shall be designed and constructed in accordance with one of the following:

1. To be structurally independent of the foundation system of the structure, to not transfer flood loads to the main structure, and to be frangible and break away under flood conditions prior to base flood conditions. Slabs shall be a maximum of 4 inches (102 mm) thick, shall not have turned-down edges, shall not contain reinforcing, shall have isolation joints at pilings and columns, and shall have control or construction joints in both directions spaced not more than 4 feet (1219 mm) apart.
2. To be self-supporting, structural slabs capable of remaining intact and functional under base flood conditions, including erosion and local scour, and the main structure shall be capable of resisting any added flood loads and effects of local scour caused by the presence of the slabs.

R322.3.5 Walls below design flood elevation. Walls and partitions are permitted below the elevated floor, provided that such walls and partitions are not part of the structural support of the building or structure and:

1. Electrical, mechanical and plumbing system components are not to be mounted on or penetrate through walls that are designed to break away under flood loads; and
2. Are constructed with insect screening or open lattice; or

3. Are designed to break away or collapse without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Such walls, framing and connections shall have a resistance of not less than 10 (479 Pa) and not more than 20 pounds per square foot (958 Pa) as determined using allowable stress design; or
4. Where wind loading values of this code exceed 20 pounds per square foot (958 Pa), as determined using allowable stress design, the construction documents shall include documentation prepared and sealed by a registered design professional that:
 - 4.1. The walls and partitions below the design flood elevation have been designed to collapse from a water load less than that which would occur during the base flood.
 - 4.2. The elevated portion of the building and supporting foundation system have been designed to withstand the effects of wind and flood loads acting simultaneously on structural and nonstructural building components. Water-loading values used shall be those associated with the design flood. Wind-loading values shall be those required by this code.
5. Walls intended to break away under flood loads as specified in Item 3 or 4 have flood openings that meet the criteria in Section R322.2.2, Item 2.

R322.3.6 Enclosed areas below design flood elevation. Enclosed areas below the design flood elevation shall be used solely for parking of vehicles, building access or storage.

R322.3.6.1 Protection of building envelope. An exterior door that meets the requirements of Section R609 shall be installed at the top of stairs that provide access to the building and that are enclosed with walls designed to break away in accordance with Section 322.3.4.

R322.3.7 Stairways and ramps. Stairways and ramps that are located below the lowest floor elevations specified in Section R322.3.2 shall comply with one or more of the following:

1. Be designed and constructed with open or partially open risers and guards.
2. Stairways and ramps not part of the required means of egress shall be designed and constructed to break away during design flood conditions without causing damage to the building or structure, including foundation.
3. Be retractable, or able to be raised to or above the lowest floor elevation, provided that the ability to be retracted or raised prior to the onset of flooding is not contrary to the means of egress requirements of the code.
4. Be designed and constructed to resist flood loads and minimize transfer of flood loads to the building or structure, including foundation.

Areas below stairways and ramps shall not be enclosed with walls below the design flood elevation unless such walls are constructed in accordance with Section R322.3.5.

R322.3.8 Decks and porches. Attached decks and porches shall meet the elevation requirements of Section R322.3.2 and shall either meet the foundation requirements of this section or shall be cantilevered from or knee braced to the building or structure. Self-supporting decks and porches that are below the elevation required in Section R322.3.2 shall not be enclosed by solid, rigid walls, including walls designed to break away. Self-supporting decks and porches shall be designed and constructed to remain in place during base flood conditions or shall be frangible and break away under base flood conditions.

R322.3.9 Construction documents. The construction documents shall include documentation that is prepared and sealed by a registered design professional that the design and methods of construction to be used meet the applicable criteria of this section.

R322.3.10 Tanks. Underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood. Above-ground tanks shall be installed at or above the elevation required in Section R322.3.2. Where elevated on platforms, the platforms shall be cantilevered from or knee braced to the building or shall be supported on foundations that conform to the requirements of Section R322.3.

SECTION R326 SWIMMING POOLS, SPAS AND HOT TUBS

R326.1 General. The design and construction of pools and spas shall comply with Chapter 45 of this Code.

CHAPTER 4 FOUNDATIONS

R401.1 [General] Application. The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AWC PWF.

Exception: The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

3. Buildings and structures located within the High-Velocity Hurricane Zone shall comply with the provisions of Chapter 44 and, as applicable, Section R322 in flood hazard areas.

R401.2 [General] Requirements. Foundation construction shall be capable of resisting all loads from roof uplift and building overturn. Foundation uplift for light-frame wood or steel buildings shall be calculated or determined from Table R401.1. Masonry buildings within the dimensional scope of Table R401.1 shall be assumed to be of adequate weight so as not to require uplift resistance greater than that provided by the structure and any normal foundation. Foundation construction shall also be capable of accommodating all gravity loads in accordance with Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403.

R401.3 [General] Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

SECTION R404 FOUNDATION AND RETAINING WALLS

R404.1.9.5 [Isolated masonry piers] Masonry piers in flood hazard areas. Masonry piers for dwellings in flood hazard areas shall be designed in accordance with Section R322.

SECTION R408 UNDER-FLOOR SPACE

R408.6 Finished grade. The finished grade of under-floor surface shall be permitted to be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches (152 mm) of the finished floor at the building perimeter or where there is evidence that the surface water does not readily drain from the building site, the grade in the under-floor space shall be as high as the outside finished grade, unless an approved drainage system is provided.

R408.7 Flood resistance. For buildings located in flood hazard areas as established in Table R301.2(1): 1. Walls enclosing the under-floor space shall be provided with flood openings in accordance with Section R322.2.2.

2. The finished ground level of the under-floor space shall be equal to or higher than the outside finished ground level on at least one side.

Exception: Under-floor spaces that meet the requirements of FEMA TB-11-1.

SECTION R506 CONCRETE FLOORS (ON GROUND)

R506.2.1 [Site Preparation] Fill. Fill material shall be free of vegetation and foreign material. The fill shall be compacted to ensure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth.

MECHANICAL, FUEL GAS AND PLUMBING

M1301.1.1 [General Mechanical System Requirements] Flood-resistant installation. In flood hazard areas as established by Table R301.2(1), mechanical appliances, equipment and systems shall be located or installed in accordance with Section R322.1.6.

M1401.5 [Heating and Cooling Equipment and Appliances] Flood hazard. In flood hazard areas as established by Table R301.2(1), heating and cooling equipment and appliances shall be located or installed in accordance with Section R322.1.6.

M1601.4.10 [Duct Construction; Installation] Flood hazard areas. In flood hazard areas as established by Table R301.2(1), duct systems shall be located or installed in accordance with Section R322.1.6.

M1701.2 [Combustion Air] Opening location. In flood hazard areas as established in Table R301.2(1), combustion air openings shall be located at or above the elevation required in Section R322.2.1 or R322.3.2.

M2001.4 [Boilers and Water Heaters] Flood-resistant installation. In flood hazard areas established in Table R301.2(1), boilers, water heaters and their control systems shall be located or installed in accordance with Section R322.1.6.

M2105.22.1 [Ground-Source Heat-Pump System Loop Piping] Flood hazard. Piping located in a flood hazard area shall be capable of resisting hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation.

M2201.6 [Special Piping and Storage Systems] Flood-resistant installation. In flood hazard areas as established by Table R301.2(1), tanks shall be installed in accordance with Section R322.2.4 or R322.3.7.

G2404.7 (301.11) [Fuel Gas] Flood hazard. For structures located in flood hazard areas, the appliance, equipment and system installations regulated by this code shall be located at or above the elevation required by Section R322 for utilities and attendant equipment.

Exception: The appliance, equipment and system installations regulated by this code are permitted to be located below the elevation required by Section R322 for utilities and attendant equipment provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to such elevation.

P2601.3 [General Plumbing Requirements] Flood hazard areas. In flood hazard areas as established by Table R301.2(1), plumbing fixtures, drains, and appliances shall be located or installed in accordance with Section R322.1.6.

P2602.2 [Individual Water Supply and Sewage Disposal] Flood-resistant installation. In flood hazard areas as established by Table R301.2(1):

1. Water supply systems shall be designed and constructed to prevent infiltration of floodwaters.
2. Pipes for sewage disposal systems shall be designed and constructed to prevent infiltration of floodwaters into the systems and discharges from the systems into floodwaters.

P2705.1 [Plumbing Fixtures, Installation] General. The installation of fixtures shall conform to the following: *[partial shown]*

7. In flood hazard areas as established by Table R301.2(1), plumbing fixtures shall be located or installed in accordance with Section R322.1.6.

P3001.3 [Sanitary Drainage] Flood-resistant installation. In flood hazard areas as established by Table R301.2(1), drainage, waste and vent systems shall be located and installed to prevent infiltration of floodwaters into the systems and discharges from the systems into floodwaters.

P3101.5 [Vent Systems] Flood resistance. In flood hazard areas as established by Table R301.2(1), vents shall be located at or above the elevation required in Section R322.1 (flood hazard areas including A Zones) or R322.2 (coastal high-hazard areas including V Zones).

R4501.4.2.1. [Private Swimming Pools, Mechanical requirements] Flood hazard areas. Pools installed in flood hazard areas established in Section R322 shall comply with Section R322.2.4 (A Zones) or R322.3.3.1 in coastal high-hazard areas (V Zones).

CHAPTER 44 REFERENCED STANDARDS

ASCE/SEI 24-14 Flood-resistant Design and Construction

FEMA-TB-2—08 Flood Damage-resistant Materials Requirement

FEMA-TB-11—01 Crawlspace Construction for Buildings Located in Special Flood Hazard Area

7th Edition Florida Existing Building Code (2020)

CHAPTER 1 SCOPE AND ADMINISTRATION

[A] 101.2 Scope. The provisions of the *Florida Building Code, Existing Building* shall apply to the *repair, alteration, change of occupancy, addition* to and relocation of *existing buildings*.

Exception: For the purpose of public educational facilities and state licensed facilities, see Chapter 4, Special Occupancy, of the *Florida Building Code, Building*.

[A] 101.3 Intent. The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the *repair, alteration, change of occupancy, addition* and relocation of *existing buildings*.

101.4 Applicability. This code shall apply to the repair, alteration, change of occupancy, addition and relocation of all existing buildings, regardless of occupancy, subject to the criteria of Sections 101.4.1 and 101.4.2.

101.4.1 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the *Florida Building Code, Building* or *Florida Building Code, Residential*, as applicable, for new construction or with any current permit for such occupancy.

101.4.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *Florida Fire Prevention Code*, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

ADDITION. An extension or increase in floor area, number of stories, or height of a building or structure.

ALTERATION. Any construction or renovation to an existing structure other than a repair or addition. Alterations are classified as Level 1, Level 2 and Level 3.

CHANGE OF OCCUPANCY. A change in the use of the building or portion of a building which results in any of the following:

1. A change of occupancy classification.
2. A change from one group to another group within an occupancy classification.
3. Any change in use within a group for which there is a change in the application of the requirements of this code.

EXISTING BUILDING. A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

EXISTING STRUCTURES. A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building *permit* has been issued.

BS] FLOOD HAZARD AREA. The greater of the following two areas:

1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a *flood hazard area* on a community's flood hazard map, or otherwise legally designated.

[A] HISTORIC BUILDING. See Section 1202.

REHABILITATION. Any work, as described by the categories of work defined herein, undertaken in an existing building.

REPAIR. The reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

[BS] SUBSTANTIAL DAMAGE. For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

[BS] SUBSTANTIAL IMPROVEMENT. For the purpose of determining compliance with the flood provisions of this code, any *repair*, *alteration*, *addition*, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or *repair* is started. If the structure has sustained *substantial damage*, any repairs are considered *substantial improvement* regardless of the actual *repair* work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the *code official* and that is the minimum necessary to ensure safe living conditions; or
2. Any *alteration* of a historic structure, provided that the *alteration* will not preclude the structure's continued designation as a historic structure.

CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS

301.1 General. The *repair*, *alteration*, *change of occupancy*, *addition* or relocation of all *existing buildings* shall comply with Section 301.2 or 301.3, as applicable.

301.2 Repairs. Repairs shall comply with the requirements of Chapter 4.

301.3 Alteration, change of occupancy, addition or relocation. The *alteration*, *change of occupancy*, *addition* or relocation of all *existing buildings* shall comply with one of the methods listed in Sections 301.3.1 through 301.3.3 as selected by the applicant. Sections 301.3.1 through 301.3.3 shall not be applied in combination with each other. Where this code requires consideration of the seismic-force resisting system of an *existing building* subject to *alteration*, *change of occupancy*, *addition* or relocation of *existing buildings*, the seismic evaluation and design shall be based on Section 301.3.4 regardless of which compliance method is used.

Exception: Subject to the approval of the *code official*, *alterations* complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building is undergoing more than a limited structural *alteration* as defined in Section 907.4.4. New structural members added as part of the *alteration* shall comply with the *Florida Building Code*. *Alterations* of *existing buildings* in flood hazard areas shall comply with Section 701.3. This exception shall not apply to alterations that constitute substantial improvement in flood hazard areas which shall comply with Section 701.3. This exception shall not apply to the structural provisions of Chapter 4 or to the structural provisions of Sections 707, 807, and 907.

301.3.1 Prescriptive compliance method. *Alterations*, *additions* and *changes of occupancy* complying with Chapter 5 of this code in buildings complying with the *Florida Fire Prevention Code* shall be considered in compliance with the provisions of this code.

301.3.2 Work area compliance method. *Alterations*, *additions*, changes in occupancy and relocated buildings complying with the applicable requirements of Chapters 6 through 13 of this code shall be considered in compliance with the provisions of this code.

301.3.3 Performance compliance method. *Alterations, additions, changes in occupancy and relocated buildings complying with Chapter 14 of this code shall be considered in compliance with the provisions of this code.*

CHAPTER 4 REPAIRS

[BS] 401.3 Flood hazard areas. In flood hazard areas, repairs that constitute *substantial improvement* shall require that the building comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.

401.4 Structure seaward of a coastal construction line. Structures located seaward of the coastal construction line shall be designed to resist the predicted forces of a 100-year storm event in accordance with Section 3109 of the *Florida Building Code, Building*.

[BS] 406.2.4 [Structural] Flood hazard areas. In *flood hazard* areas, buildings that have sustained *substantial damage* shall be brought into compliance with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.

CHAPTER 5 PRESCRIPTIVE COMPLIANCE METHOD

[BS] 502.2 [Additions] Flood hazard areas. For buildings and structures in *flood hazard areas* established in Section 1612.3 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable, any *addition* that constitutes *substantial improvement* of the existing structure shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design.

For buildings and structures in *flood hazard areas* established in Section 1612.3 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable, any *additions* that do not constitute *substantial improvement* of the existing structure are not required to comply with the flood design requirements for new construction.

[BS] 503.2 [Alterations] Flood hazard areas. For buildings and structures in *flood hazard areas* established in Section 1612.3 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable, any *alteration* that constitutes *substantial improvement* of the existing structure shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design.

For buildings and structures in *flood hazard areas* established in Section 1612.3 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable, any alterations that do not constitute *substantial improvement* of the existing structure are not required to comply with the flood design requirements for new construction.

CHAPTER 6 CLASSIFICATION OF WORK

601.3 Structure seaward of a coastal construction line. Structures located seaward of the coastal construction line shall be designed to resist the predicted forces of a 100-year storm event in accordance with Section 3109 of the *Florida Building Code, Building*.

CHAPTER 7 ALTERATIONS – LEVEL 1

[BS] 701.3 Flood hazard areas. In *flood hazard areas*, *alterations* that constitute *substantial improvement* shall require that the building comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.

CHAPTER 8 ALTERATIONS – LEVEL 2

801.2 Alteration level 1 compliance. In addition to the requirements of this chapter, all work shall comply with the requirements of Chapter 7.

CHAPTER 9 ALTERATIONS – LEVEL 3

901.2 Compliance. In addition to the provisions of this chapter, work shall comply with all of the requirements of Chapters 7 and 8. The requirements of Sections 803, 804 and 805 shall apply within all *work areas* whether or not they include exits and corridors shared by more than one tenant and regardless of the occupant load.

CHAPTER 10 CHANGE OF OCCUPANCY

1001.1 Scope. The provisions of this chapter shall apply where a *change of occupancy* occurs, as defined in Section 202.

CHAPTER 11 ADDITIONS

1101.1 Scope. An *addition* to a building or structure shall comply with the *Florida Codes* as adopted for new construction without requiring the *existing building* or structure to comply with any requirements of those codes or of these provisions, except as required by this chapter. Where an *addition* impacts the *existing building* or structure, that portion shall comply with this code.

[BS] 1103.5 Flood Hazard Areas. *Additions and foundations in flood hazard areas* shall comply with the following requirements:

1. For horizontal *additions* that are structurally interconnected to the *existing building*:
 - 1.1. If the *addition* and all other proposed work, when combined, constitute *substantial improvement*, the *existing building* and the *addition* shall comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.
 - 1.2. If the *addition* constitutes *substantial improvement*, the *existing building* and the *addition* shall comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.
2. For horizontal *additions* that are not structurally interconnected to the *existing building*:
 - 2.1. The *addition* shall comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.
 - 2.2. If the *addition* and all other proposed work, when combined, constitute *substantial improvement*, the *existing building* and the *addition* shall comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.
3. For vertical *additions* and all other proposed work that, when combined, constitute *substantial improvement*, the *existing building* shall comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.
4. For a raised or extended foundation, if the foundation work and all other proposed work, when combined, constitute *substantial improvement*, the *existing building* shall comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.
5. For a new foundation or replacement foundation, the foundation shall comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.

CHAPTER 12 HISTORIC BUILDINGS

[BS] 1201.3 Flood hazard areas. In *flood hazard areas*, if all proposed work, including repairs, work required because of a *change of occupancy*, and *alterations*, constitutes *substantial improvement*, then the building shall comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.

Exception: If the program that designated the building as historic determines that it will continue to be an *historic building* after the proposed work is completed, then the proposed work is not considered a *substantial improvement*. For the purposes of this exception, an *historic building* is:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places; or
2. A contributing resource with a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or
3. Designated eligible by the Florida State Historic Preservation Office for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

HISTORIC BUILDING. For the purposes of this code and the referenced documents, an historic building is defined as a building or structure that is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing property in a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

CHAPTER 13 RELOCATED OR MOVED BUILDINGS

[BS] 1302.6 Flood hazard areas. If relocated or moved into a flood hazard area, structures shall comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.

CHAPTER 14 PERFORMANCE COMPLIANCE METHOD

[B] 1401.3 Acceptance. For *repairs, alterations, additions, and changes of occupancy* to existing buildings that are evaluated in accordance with this section, compliance with this section shall be accepted by the *code official*.

[B] 1401.3.3 Compliance with flood hazard provisions. In *flood hazard areas*, buildings that are evaluated in accordance with this section shall comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable if the work covered by this section constitutes *substantial improvement*.

7th Edition FBC, Mechanical (2020)

CHAPTER 1 SCOPE AND ADMINISTRATION

[A] 101.1 Scope. The provisions of Chapter 1, *Florida Building Code, Building* shall govern the administration and enforcement of the *Florida Building Code, Mechanical*.

CHAPTER 2 DEFINITIONS

[BS] DESIGN FLOOD ELEVATION. The elevation of the “design flood,” including wave height, relative to the datum specified on the community’s legally designated flood hazard area map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building’s perimeter plus the depth number, in feet, specified on the flood hazard map. In areas designated as Zone AO where a depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet (610 mm).

CHAPTER 3 GENERAL REGULATIONS

[BS] 301.16 Flood hazard. For structures located in flood hazard areas, mechanical systems, equipment and appliances shall be located at or above the elevation required by Section 1612 of the *Florida Building Code, Building* for utilities and attendant equipment.

Exception: Mechanical systems, equipment and appliances are permitted to be located below the elevation required by Section 1612 of the *Florida Building Code, Building* for utilities and attendant equipment provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to such elevation.

[BS] 301.16.1 Coastal high hazard areas and coastal A zones. In coastal high hazard areas and coastal A zones, mechanical systems and *equipment* shall not be mounted on or penetrate walls intended to break away under flood loads.

SECTION 401 [VENTILATION] GENERAL

401.4 Intake opening location. Air intake openings shall comply with all of the following:

Only pertinent item shown

4. Intake openings on structures in flood hazard areas shall be at or above the elevation required by Section 1612 of the *Florida Building Code, Building* for utilities and attendant equipment.

SECTION 501 [EXHAUST SYSTEMS] GENERAL

501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:

[only item 4 shown]

4. Exhaust outlets serving structures in flood hazard areas shall be installed at or above the elevation required by Section 1612 of the *Florida Building Code, Building* for utilities and attendant equipment.

CHAPTER 6 DUCT SYSTEMS

[BS] 602.4 [Plenums] Flood hazard. For structures located in flood hazard areas, plenum spaces shall be located above the elevation required by Section 1612 of the *Florida Building Code, Building* for utilities and attendant equipment or shall be designed and constructed to prevent water from entering or accumulating within the plenum spaces during floods up to such elevation. If the plenum spaces are located below the elevation required by Section 1612 of the *Florida Building Code, Building* for utilities

and attendant equipment, they shall be capable of resisting hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to such elevation.

[BS] 603.13 [Duct Construction and Installation] Flood hazard areas. For structures in flood hazard areas, ducts shall be located above the elevation required by Section 1612 of the *Florida Building Code, Building* for utilities and attendant equipment or shall be designed and constructed to prevent water from entering or accumulating within the ducts during floods up to such elevation. If the ducts are located below the elevation required by Section 1612 of the *Florida Building Code, Building* for utilities and attendant equipment, the ducts shall be capable of resisting hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to such elevation.

CHAPTER 12 HYDRONIC PIPING

1206.9.1 [Piping Installation] Flood hazard. Piping located in a flood hazard area shall be capable of resisting hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the *design flood elevation*.

1210.8.6 [Plastic Pipe Ground-Source Heat Pump Loop Systems] Flood hazard. Piping located in a flood hazard area shall be capable of resisting hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the *design flood elevation*.

CHAPTER 13 FUEL OIL PIPING AND STORAGE

1305.2.1 [Fuel Oil System Installation] Flood hazard. Fuel oil pipe, equipment and appliances located in flood hazard areas shall be located above the elevation required by Section 1612 of the *Florida Building Code, Building* for utilities and attendant equipment or shall be capable of resisting hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to such elevation.

7th Edition FBC, Plumbing (2020)

CHAPTER 1 SCOPE AND ADMINISTRATION

[A] 101.1 Scope. The provisions of Chapter 1, *Florida Building Code, Building* shall govern the administration and enforcement of the *Florida Building Code, Plumbing*.

CHAPTER 2 DEFINITIONS

[BS] BASE FLOOD ELEVATION. A reference point, determined in accordance with the building code, based on the depth or peak elevation of flooding, including wave height, which has a 1 percent (100-year flood) or greater chance of occurring in any given year.

[BS] DESIGN FLOOD ELEVATION. The elevation of the “design flood,” including wave height, relative to the datum specified on the community’s legally designated flood hazard map. In areas designated as Zone AO, the *design flood elevation* shall be the elevation of the highest existing grade of the building’s perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where a depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet (610 mm).

[BS] FLOOD HAZARD AREA. The greater of the following two areas:

1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any given year.
2. The area designated as a *flood hazard area* on a community’s flood hazard map or as otherwise legally designated.

CHAPTER 3 GENERAL REGULATIONS SECTION 309 FLOOD HAZARD RESISTANCE

309.1 General. Plumbing systems and equipment in structures erected in *flood hazard areas* shall be constructed in accordance with the requirements of this section and the *Florida Building Code, Building*.

[BS] 309.2 Flood hazard. For structures located in *flood hazard areas*, the following systems and equipment shall be located and installed as required by Section 1612 of the *Florida Building Code, Building*.

1. Water service pipes.
2. Pump seals in individual water supply systems where the pump is located below the *design flood elevation*.
3. Covers on potable water wells shall be sealed, except where the top of the casing well or pipe sleeve is elevated to not less than 1 foot (305 mm) above the *design flood elevation*.
4. Sanitary drainage piping.
5. Storm drainage piping.
6. Manhole covers shall be sealed, except where elevated to or above the *design flood elevation*.
7. Other plumbing fixtures, faucets, fixture fittings, piping systems and equipment.
8. Water heaters.
9. Vents and vent systems.

Exception: The systems listed in this section are permitted to be located below the elevation required by Section 1612 of the *Florida Building Code, Building* for utilities and attendant equipment, provided that the systems are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to such elevation.

[BS] P309.3 Coastal high hazard areas and coastal A zones. Structures located in coastal high hazard areas and coastal A zones shall meet the requirements of Section 309.2. The plumbing systems, pipes and fixtures shall not be mounted on or penetrate through walls intended to break away under flood loads.

7th Edition FBC, Fuel Gas (2020)

CHAPTER 1 SCOPE AND ADMINISTRATION

[A] 101.1 Scope. The provisions of Chapter 1, *Florida Building Code, Building* shall govern the administration and enforcement of the *Florida Building Code, Fuel Gas*.

[A] 101.2 This code shall apply to the installation of fuel-gas *pipng* systems, fuel gas appliances, gaseous hydrogen systems and related accessories in accordance with Sections 101.2.1 through 101.2.5.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the *Florida Residential Code, Residential*.

SECTION 202 (IFGC) GENERAL DEFINITIONS

[BS] DESIGN FLOOD ELEVATION. The elevation of the “design flood,” including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the *design flood elevation* shall be the elevation of the highest existing grade of the *building's* perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where a depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet (610 mm).

[BS] FLOOD HAZARD AREA. The greater of the following two areas:

1. The area within a floodplain subject to a 1 percent or greater chance of flooding in any given year.
2. This area designated as a *flood hazard area* on a community's flood hazard map, or otherwise legally designated.

CHAPTER 3 GENERAL REGULATIONS

[BS] 301.11 [General] Flood hazard. For structures located in flood hazard areas, the appliance, equipment and system installations regulated by this code shall be located at or above the elevation required by Section 1612 of the *Florida Building Code, Building* for utilities and attendant equipment.

Exception: The appliance, equipment and system installations regulated by this code are permitted to be located below the elevation required by Section 1612 of the *Florida Building Code, Building* for utilities and attendant equipment provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to such elevation.



Flood Damage-Resistant Materials Requirements

for Buildings Located in Special Flood Hazard Areas in
accordance with the National Flood Insurance Program

Technical Bulletin 2 / August 2008



FEMA

BUILDING REGULATION ADVISORY BOARD APPLICATION (AUG 2023)

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Revision to Table 2 footnote (*) made in October 2010.

Comments on the Technical Bulletins should be directed to:

Department of Homeland Security
FEMA Federal Insurance and Mitigation Administration
500 C Street, SW.
Washington, D.C. 20472

Technical Bulletin 2-08 replaces Technical Bulletin 2-93, *Flood-Resistant Materials Requirements for Buildings Located in Special Flood Hazard Areas in accordance with the National Flood Insurance Program*.

Introduction

Protecting buildings that are constructed in special flood hazard areas (SFHAs) from damage caused by flood forces is an important objective of the National Flood Insurance Program (NFIP). In support of this objective, the NFIP regulations include minimum building design criteria that apply to new construction, repair of substantially damaged buildings, and substantial improvement of existing buildings in SFHAs. The base flood is used to delineate SFHAs on Flood Insurance Rate Maps (FIRMs) prepared by the NFIP. The base flood is the flood that has a 1-percent chance of being equaled or exceeded in any given year (commonly called the “100-year” flood). Certain terms used in this Technical Bulletin are defined in the Glossary.

The NFIP regulations require the use of construction materials that are resistant to flood damage. The lowest floor of a residential building must be elevated to or above the base flood elevation (BFE), while the lowest floor of a non-residential building must be elevated to or above the BFE or dry floodproofed to the BFE.

All construction below the BFE is susceptible to flooding and must consist of flood damage-resistant building materials. The purpose of this Technical Bulletin is to provide current guidance on what constitute “materials resistant to flood damage” and how and when these materials must be used to improve a building’s ability to withstand flooding.

Table 1 describes five classes of materials ranging from those that are highly resistant to floodwater damage, to those that have no resistance to flooding. Materials are broadly described as structural materials and finish materials based on how they are used in normal construction practices. Table 2 lists materials by generic names, and notes whether the materials are acceptable or unacceptable for use below the BFE. All building materials are in some way fastened or connected to the structure. Fasteners and connectors, as described in this Technical Bulletin, also must be resistant to flood damage.

A brief description of the process used to identify or determine whether the materials listed are flood damage-resistant is provided, followed by some simplified examples with diagrams to illustrate the use of these materials below the BFE. Three additional circumstances where flood damage-resistant materials are used or recommended are described: accessory structures, limited use of wet floodproofing, and buildings outside of SFHAs.

Questions about use of flood damage-resistant materials should be directed to the appropriate local official, NFIP State Coordinating Office, or one of the Federal Emergency Management Agency’s (FEMA’s) Regional Offices.

Under the NFIP, the “lowest floor” is the floor of the lowest enclosed area of a building. An unfinished or flood-resistant enclosure that is used solely for parking of vehicles, building access, or storage is not the lowest floor, provided the enclosure is built in compliance with applicable requirements.

As used by the NFIP, an “enclosure” is an area that is enclosed on all sides by walls.

The NFIP defines a “basement” as any area that is below-grade on all sides. The regulations do not allow basements to extend below the BFE.

NFIP Regulations

The NFIP regulations for flood damage-resistant materials are codified in Title 44 of the Code of Federal Regulations, in Section 60.3(a) (3), which states that a community shall:

“Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a floodprone area, all new construction and substantial improvements shall...(ii) be constructed with materials resistant to flood damage...”

Proposals for substantial improvement of existing buildings in SFHAs, and proposals to repair those that have sustained substantial damage, must comply with the requirements for new construction. As part of issuing permits, community officials must review such proposals to determine whether they comply with the requirements, including the use of flood damage-resistant materials. Refer to the “Classification of Flood Damage-Resistant Materials” section of this Technical Bulletin for additional details. Further information on substantial improvement and substantial damage is found in *Answers to Questions About Substantially Damaged Buildings* (FEMA 213).

The NFIP Technical Bulletins provide guidance on the minimum requirements of the NFIP regulations. Community or State requirements that exceed those of the NFIP take precedence. Design professionals should contact the community to determine whether more restrictive provisions apply to the building or site in question. All other applicable requirements of the State or local building codes must also be met for buildings in all flood hazard areas.

Required Use of Flood Damage-Resistant Materials

Flood Damage-Resistant Material

“Flood [damage]-resistant material” is defined by the NFIP as “any building product [material, component or system] capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage.” The term “prolonged contact” means at least 72 hours, and the term “significant damage” means any damage requiring more than cosmetic repair. “Cosmetic repair” includes cleaning, sanitizing, and resurfacing (e.g., sanding, repair of joints, repainting) of the material. The cost of cosmetic repair should also be less than the cost of replacement of affected materials and systems. In addition to these requirements, individual materials that are considered flood damage-resistant must not cause degradation of adjacent materials or the systems of which the material is a part.

The *International Building Code*® (IBC®), by reference to ASCE 24 *Flood Resistant Design and Construction*, and the *International Residential Code*® (IRC®), require the use of flood damage-resistant materials.

All building materials below the BFE must be flood damage-resistant, regardless of the expected or historic flood duration. For example, buildings in coastal areas that experience relatively short-duration flooding (generally, flooding with a duration of less than 24 hours) must be constructed with flood damage-resistant materials below the BFE. As noted in Table 2, **only Class 4 and Class 5 materials are acceptable for areas below the BFE in buildings in SFHAs.**

In some instances, materials that are not flood damage-resistant materials, such as wiring for fire alarms and emergency lighting, are allowed below the BFE if specifically required to address life safety and electric code requirements for building access and storage areas.

How Flood Damage-Resistant Materials Affect Flood Insurance Rates

Careful attention to compliance with the NFIP regulations for flood damage-resistant materials is important during design, plan review, construction, and inspection. Compliance influences both the building's vulnerability to flood damage and the cost of NFIP flood insurance. Flood insurance will not pay a claim for finish materials located in basements or in enclosed areas below the lowest floor of elevated buildings, even if such materials are considered to be flood damage-resistant. NFIP claims for damage below the BFE are limited to utilities and equipment, such as furnaces and water heaters.

Classification of Flood Damage-Resistant Materials

The information in this Technical Bulletin was initially developed based on information in the U.S. Army Corps of Engineers' *Flood Proofing Regulations* (1995), and has been updated based on additional information from FEMA-funded studies and reports, technical experts, and industry and trade groups. Table 1 classifies building materials according to their ability to resist flood damage.

Table 1. Class Descriptions of Materials

NFIP	Class	Class Description
ACCEPTABLE	5	Highly resistant to floodwater ¹ damage, including damage caused by moving water. ² These materials can survive wetting and drying and may be successfully cleaned after a flood to render them free of most harmful pollutants. ³ Materials in this class are permitted for partially enclosed or outside uses with essentially unmitigated flood exposure.
	4	Resistant to floodwater ¹ damage from wetting and drying, but less durable when exposed to moving water. ² These materials can survive wetting and drying and may be successfully cleaned after a flood to render them free of most harmful pollutants. ³ Materials in this class may be exposed to and/or submerged in floodwaters in interior spaces and do not require special waterproofing protection.
UNACCEPTABLE	3	Resistant to clean water ⁴ damage, but not floodwater damage. Materials in this class may be submerged in clean water during periods of flooding. These materials can survive wetting and drying, but may not be able to be successfully cleaned after floods to render them free of most ³ harmful pollutants.
	2	Not resistant to clean water ⁴ damage. Materials in this class are used in predominantly dry spaces that may be subject to occasional water vapor and/or slight seepage. These materials cannot survive the wetting and drying associated with floods.
	1	Not resistant to clean water ⁴ damage or moisture damage. Materials in this class are used in spaces with conditions of complete dryness. These materials cannot survive the wetting and drying associated with floods.

Notes:

1. Floodwater is assumed to be considered “black” water; black water contains pollutants such as sewage, chemicals, heavy metals, or other toxic substances that are potentially hazardous to humans.
2. Moving water is defined as water moving at low velocities of 5 feet per second (fps) or less. Water moving at velocities greater than 5 fps may cause structural damage to building materials.
3. Some materials can be successfully cleaned of most of the pollutants typically found in floodwater. However, some individual pollutants such as heating oil can be extremely difficult to remove from uncoated concrete. These materials are flood damage-resistant except when exposed to individual pollutants that cannot be successfully cleaned.
4. Clean water includes potable water as well as “gray” water; gray water is wastewater collected from normal uses (laundry, bathing, food preparation, etc.).

MODIFIED FROM: USACE 1995 *Flood Proofing Regulations*

Table 2 lists structural materials and finish materials commonly used in construction of floors, walls, and ceilings. For the purpose of this Technical Bulletin, structural materials and finish materials are defined as follows:

- **Structural materials** include all elements necessary to provide structural support, rigidity, and integrity to a building or building component. Structural materials include floor slabs, beams, subfloors, framing, and structural building components such as trusses, wall panels, I-joists and headers, and interior/exterior sheathing.

- **Finish materials** include all coverings, finishes, and elements that do not provide structural support or rigidity to a building or building component. Finish materials include floor coverings, wall and ceiling surface treatments, insulation, cabinets, doors, partitions, and windows.

Notes Regarding Classification of Materials

The classifications in Table 2 are based on the best information available at the time of publication. However, flood damage-resistance is determined by factors that may be a function of the specific application and by the characteristics of the floodwaters. Each situation requires sound judgment and knowledge of probable contaminants in local floodwaters to select materials that are required to resist flood damage. For materials and products that are listed in Table 2, manufacturers' use and installation instructions must be followed to ensure maximum performance. Masonry and wood products used below the BFE must comply with the applicable standards published by the American Society for Testing and Materials (ASTM), the American Concrete Institute (ACI), the Truss Plate Institute (TPI), the American Forest & Paper Association (AF&PA), and other appropriate organizations.

1. **Materials Not Listed:** Table 2 does not list all available structural materials and finish materials. For materials and products not listed, manufacturers' literature (i.e., specifications, materials safety data sheets, test reports) should be evaluated to determine if the product meets flood damage-resistance requirements. Materials and products that are not listed in Table 2 may be used if accepted by the local official. Acceptance should be based on sufficient evidence, provided by the applicant, that the materials proposed to be used below the BFE will resist flood damage without requiring more than cosmetic repair and cleaning.
2. **Unacceptable Materials:** Class 1, 2, and 3 materials are unacceptable for below-BFE applications for one or more of the following reasons:
 - Normal adhesives specified for above-grade use are water soluble or are not resistant to alkali or acid in water, including groundwater seepage and vapor.
 - The materials contain wood or paper products, or other materials that dissolve or deteriorate, lose structural integrity, or are adversely affected by water.
 - Sheet-type floor coverings (linoleum, rubber tile) or wall coverings (wallpaper) restrict drying of the materials they cover.
 - Materials are dimensionally unstable.
 - Materials absorb or retain excessive water after submergence.
3. **Impact of Material Combinations:** In some cases, the combination of acceptable structural and finish materials can negatively impact the classification of individual materials. This is illustrated by the following examples:

- Vinyl tile with chemical-set adhesives is an acceptable finish flooring material when placed on a concrete structural floor. However, when the same vinyl tile is applied over a plywood structural floor, it is no longer considered acceptable because the vinyl tile must be removed to allow the plywood to dry.
 - Polyester-epoxy or oil-based paints are acceptable wall finishes when applied to a concrete structural wall. However, when the same paint is applied to a wood wall, it is no longer considered acceptable. Recent FEMA-supported studies by Oak Ridge National Laboratory have found that low-permeability paint can inhibit drying of the wood wall.
4. **Impact of Long-Duration Exposure and/or Contaminants:** The classifications of materials listed in Table 2 do not take into account the effects of long-duration exposure to floodwaters or contaminants carried by floodwaters. This is illustrated by the following examples:
- Following Hurricane Katrina, FEMA deployed a Mitigation Assessment Team (MAT) to examine how building materials performed after long-duration exposure (2 to 3 weeks) to floodwaters (FEMA 549). The field survey revealed that some materials absorbed floodborne biological and chemical contaminants. However, it is not known at this time if a shorter duration flood event would have significantly altered the absorption rates of those contaminants.
 - Building owners, design professionals, and local officials should consider potential exposure to floodborne contaminants when selecting flood damage-resistant materials. For example, Table 2 lists cast-in-place concrete, concrete block, and solid structural wood (2x4s, etc.), as acceptable flood damage-resistant materials. However, experience has shown that buildings with those materials can be rendered unacceptable for habitation after being subjected to floodwaters with significant quantities of petroleum-based products such as home heating oil. Commonly used cleaning and remediation practices do not reduce the “off-gassing” of volatile hydrocarbons from embedded oil residues to acceptable levels that are established by the U.S. Environmental Protection Agency. Other materials, when exposed to these types of contaminants, may also not perform acceptably as flood damage-resistant materials.

Table 2. Types, Uses, and Classifications of Materials

Types of Building Materials	Uses of Building Materials		Classes of Building Materials				
			Acceptable		Unacceptable		
	Floors	Walls/ Ceilings	5	4	3	2	1
Structural Materials (floor slabs, beams, subfloors, framing, and interior/exterior sheathing)							
Asbestos-cement board		■	■				
Brick							
Face or glazed		■	■				
Common (clay)		■		■			
Cast stone (in waterproof mortar)		■	■				
Cement board/fiber-cement board		■	■				
Cement/latex, formed-in-place	■			■			
Clay tile, structural glazed		■	■				
Concrete, precast or cast-in-place	■	■	■				
Concrete block ¹		■	■				
Gypsum products							
Paper-faced gypsum board		■			■		
Non-paper-faced gypsum board		■		■			
Greenboard		■				■	
Keene's cement or plaster		■			■		
Plaster, otherwise, including acoustical		■				■	
Sheathing panels, exterior grade		■			■		
Water-resistant, fiber-reinforced gypsum exterior sheathing		■		■			
Hardboard (high-density fiberboard)							
Tempered, enamel or plastic coated		■				■	
All other types		■					■
Mineral fiberboard		■					■
Oriented-strand board (OSB)							
Exterior grade	■	■				■	
Edge swell-resistant OSB	■	■				■	
All other types	■	■					■
Particle board	■						■
Plywood							
Marine grade	■	■	■				
Preservative-treated, alkaline copper quaternary (ACQ) or copper azole (C-A)	■	■		■			

Table 2. Types, Uses, and Classifications of Materials (continued)

Types of Building Materials	Uses of Building Materials		Classes of Building Materials				
			Acceptable		Unacceptable		
	Floors	Walls/ Ceilings	5	4	3	2	1
Structural Materials (floor slabs, beams, subfloors, framing, and interior/exterior sheathing)							
Preservative-treated, Borate ²	■	■	■				
Exterior grade/Exposure1 (WBP – weather and boil proof)	■	■		■			
All other types	■	■					■
Recycled plastic lumber (RPL)							
Commingled, with 80-90% polyethylene (PE)	■		■				
Fiber-reinforced, with glass fiber strands	■		■				
High-density polyethylene (HDPE), up to 95%	■		■				
Wood-filled, with 50% sawdust or wood fiber	■				■		
Stone							
Natural or artificial non-absorbent solid or veneer, waterproof grout	■	■	■				
All other applications		■				■	
Structural Building Components							
Floor trusses, wood, solid (2x4s), decay-resistant or preservative-treated	■	■		■			
Floor trusses, steel ³	■		■				
Headers and beams, solid (2x4s) or plywood, exterior grade or preservative-treated		■		■			
Headers and beams, OSB, exterior grade or edge-swell resistant		■				■	
Headers and beams, steel ³		■	■				
I-joists	■					■	
Wall panels, plywood, exterior grade or preservative-treated		■		■			
Wall panels, OSB, exterior grade or edge-swell resistant		■				■	
Wall panels, steel ³		■		■			

Table 2. Types, Uses, and Classifications of Materials (continued)

Types of Building Materials	Uses of Building Materials		Classes of Building Materials				
			Acceptable		Unacceptable		
	Floors	Walls/ Ceilings	5	4	3	2	1
Structural Materials (floor slabs, beams, subfloors, framing, and interior/exterior sheathing)							
Wood							
Solid, standard, structural (2x4s)		■		■			
Solid, standard, finish/trim		■			■		
Solid, decay-resistant ⁴	■	■	■				
Solid, preservative-treated, ACQ or C-A		■		■			
Solid, preservative-treated, Borate ²		■		■			
Finish Materials (floor coverings, wall and ceiling finishes, insulation, cabinets, doors, partitions, and windows)							
Asphalt tile ⁵							
With asphaltic adhesives	■				■		
All other types	■						■
Cabinets, built-in							
Wood		■				■	
Particle board		■					■
Metal ³		■		■			
Carpeting	■						■
Ceramic and porcelain tile							
With mortar set	■	■		■			
With organic adhesives	■	■				■	
Concrete tile, with mortar set	■		■				
Corkboard		■				■	
Doors							
Wood, hollow		■				■	
Wood, lightweight panel construction		■				■	
Wood, solid		■				■	
Metal, hollow ³		■		■			
Metal, wood core ³		■		■			
Metal, foam-filled core ³		■		■			
Fiberglass, wood core		■		■			
Epoxy, formed-in-place	■		■				

Table 2. Types, Uses, and Classifications of Materials (continued)

Types of Building Materials	Uses of Building Materials		Classes of Building Materials				
			Acceptable		Unacceptable		
	Floors	Walls/ Ceilings	5	4	3	2	1
Finish Materials (floor coverings, wall and ceiling finishes, insulation, cabinets, doors, partitions, and windows)							
Glass (sheets, colored tiles, panels)		■		■			
Glass blocks		■	■				
Insulation							
Sprayed polyurethane foam (SPUF) or closed-cell plastic foams	■	■	■				
Inorganic – fiberglass, mineral wool: batts, blankets, or blown	■	■			■		
All other types (cellulose, cotton, open-cell plastic foams, etc.)	■	■				■	
Linoleum	■						■
Magnesite (magnesium oxychloride)	■						■
Mastic felt-base floor covering	■						■
Mastic flooring, formed-in-place	■		■				
Metals, non-ferrous (aluminum, copper, or zinc tiles)		■			■		
Metals							
Non-ferrous (aluminum, copper, or zinc tiles)		■			■		
Metals, ferrous ³		■		■			
Paint							
Polyester-epoxy and other oil-based waterproof types		■		■			
Latex		■		■			
Partitions, folding							
Wood		■				■	
Metal ³		■		■			
Fabric-covered		■					■
Partitions, stationary (free-standing)							
Wood frame		■		■			
Metal ³		■		■			
Glass, unreinforced		■		■			
Glass, reinforced		■		■			
Gypsum, solid or block		■					■

Table 2. Types, Uses, and Classifications of Materials (continued)

Types of Building Materials	Uses of Building Materials		Classes of Building Materials				
			Acceptable		Unacceptable		
	Floors	Walls/ Ceilings	5	4	3	2	1
Finish Materials (floor coverings, wall and ceiling finishes, insulation, cabinets, doors, partitions, and windows)							
Polyurethane, formed-in-place	■		■				
Polyvinyl acetate (PVA) emulsion cement	■						■
Rubber							
Moldings and trim with epoxy polyamide adhesive or latex-hydraulic cement		■		■			
All other applications		■					■
Rubber sheets or tiles ⁵							
With chemical-set adhesives ⁶	■		■				
All other applications	■						■
Silicone floor, formed-in-place	■		■				
Steel (panels, trim, tile)							
With waterproof adhesives ³		■	■				
With non-waterproof adhesives		■				■	
Terrazo	■			■			
Vinyl asbestos tile (semi-flexible vinyl) ⁵							
With asphaltic adhesives	■		■				
All other applications	■						■
Vinyl sheets or tiles (coated on cork or wood product backings)	■						■
Vinyl sheets or tiles (homogeneous) ⁵							
With chemical-set adhesives ⁶	■			■			
All other applications	■						■
Wall coverings							
Paper, burlap, cloth types		■					■
Vinyl, plastic, wall paper		■					■
Wood floor coverings							
Wood (solid)	■						■
Engineered wood flooring	■					■	
Plastic laminate flooring	■					■	
Wood composition blocks, laid in cement mortar	■					■	
Wood composition blocks, dipped and laid in hot pitch or bitumen	■					■	

Notes*:

- 1 Unfilled concrete block cells can create a reservoir that can hold water following a flood, which can make the blocks difficult or impossible to clean if the floodwaters are contaminated.
- 2 Borate preservative-treated wood meets the NFIP requirements for flood damage-resistance; however, the borate can leach out of the wood if the material is continuously exposed to standing or moving water.
- 3 Not recommended in areas subject to salt-water flooding.
- 4 Examples of decay-resistant lumber include heart wood of redwood, cedar, and black locust. Refer to Section 2302 of the International Building Code® (IBC®) and Section R202 of the International Residential Code® (IRC®) for guidance.
- 5 Using normally specified suspended flooring (i.e., above-grade) adhesives, including sulfite liquor (lignin or "linoleum paste"), rubber/asphaltic dispersions, or "alcohol" type resinous adhesives (culmar, oleoresin).
- 6 Examples include epoxy-polyamide adhesives or latex-hydraulic cement.

* In addition to the requirements of TB 2 for flood damage resistance, building materials must also comply with any additional requirements of applicable building codes. For example, for wood products such as solid 2x4s and plywood, applicable building code requirements typically include protection against decay and termites and will specify use of preservative-treated or decay-resistant wood for certain applications. Applications that require preservative-treated or decay-resistant species include wood in contact with the ground, wood exposed to weather, wood on exterior foundation walls, or wood members close to the exposed ground. In some cases, applicable building code requirements (such as those in ASCE 24-05 and IRC 2006) do not reflect updated guidance in TB 2 and specify that all wood used below the design flood elevation be preservative-treated or naturally decay-resistant regardless of proximity to ground or exposure to weather. (Revision made in October 2010)

Fasteners and Connectors

The term "fasteners" typically refers to nails, screws, bolts, and anchors. The term "connectors" typically refers to manufactured devices used to connect two or more building components. Joist hangers, post bases, hurricane ties and clips, and mud-sill anchors are examples of connectors. Fasteners and connectors are materials and thus must be made of flood damage-resistant materials in order to comply with the NFIP requirements.

Table 2 does not specifically address fasteners and connectors. However, it is clear that the performance of buildings that are exposed to flooding is, at least in part, a function of the fasteners and connectors used to put the components together.

When preservative-treated woods are used, particular attention is required for fasteners and connectors because some treatments are more corrosive than others, which could shorten the service life of the fasteners and connectors. For example, alkaline copper quaternary (ACQ) treatments are more corrosive than traditional acid copper chromate (ACC) treatments. If corrosion occurs, buildings are less likely to withstand flood loads and other loads. Fasteners and connectors made of stainless steel, hot-dipped zinc-coated galvanized steel, silicon bronze, or copper are recommended for use with preservative-treated wood.

Specifications for fasteners and connectors used in buildings in SFHAs are in ASCE 24, a standard referenced by the IBC. Chapter 23 of the IBC has specific requirements for connections and fasteners used with wood, including preservative-treated wood. Similar specifications are in Chapter 3 of the IRC.

This Technical Bulletin, consistent with ASCE 24 and the International Code Series, recommends that stainless steel or hot-dip galvanized fasteners and connectors be used below the BFE in both inland (noncorrosive) and coastal (corrosive) areas. In coastal environments where airborne salts contribute to corrosion, it is recommended that corrosion-resistant fasteners and connectors be used throughout the building where they may be exposed. For

additional guidance, see Technical Bulletin 8, *Corrosion Protection for Metal Connectors in Coastal Areas*. Also see TPI/WTCA *Guidelines for Use of Alternative Preservative Treatments with Metal Connector Plates* for further guidance on metal plate connected wood trusses manufactured with preservative treated lumber (<http://www.sbcindustry.com/images/PTWGuidelines.pdf>).

Construction Examples

Buildings in Zones A, AE, A1-A30, AR, AO, and AH

Figure 1 illustrates a solid foundation wall (crawlspace) elevated to meet the minimum requirement that the lowest floor be at the BFE. Figure 2 illustrates framed walls that may be used for enclosures below the BFE that are used for parking of vehicles, building access, and storage.

To maximize allowable use of enclosures below the BFE, it is a common practice to extend the foundation a full story, even though that puts the lowest floor well above the BFE. In such cases, while the NFIP requirement is that flood damage-resistant materials be used only below the BFE, it is strongly recommended that such materials be used for all construction below the lowest floor. This will reduce flood damage to the enclosed area in the event flooding exceeds the BFE. For additional guidance on enclosures in A zones, see Technical Bulletin 1, *Openings in Foundation Walls and Walls of Enclosures Below Elevated Buildings in Special Flood Hazard Areas*.

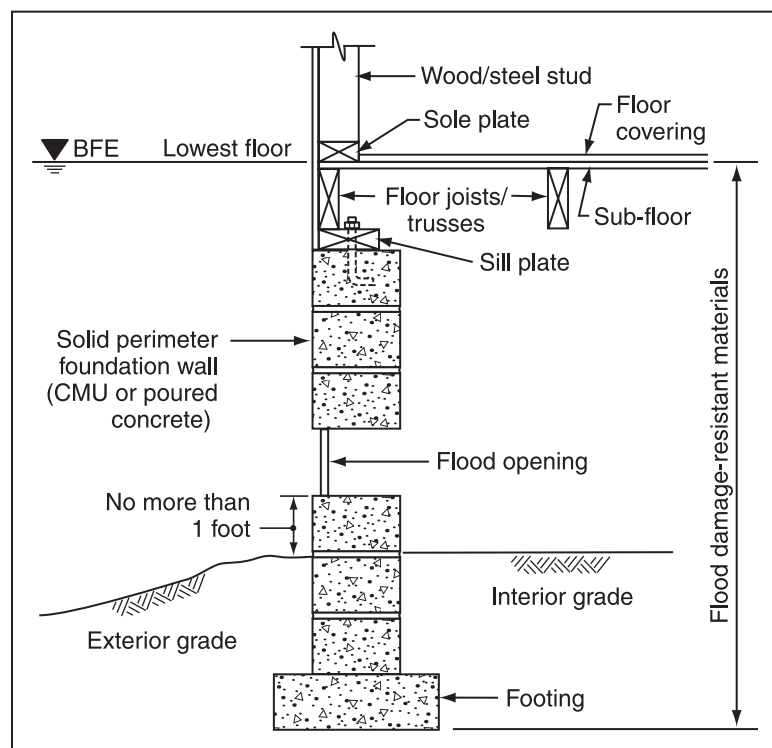


Figure 1. Building elevated on solid foundation walls meeting the minimum NFIP requirements for Zones A, AE, A1-A30, AR, AO, and AH

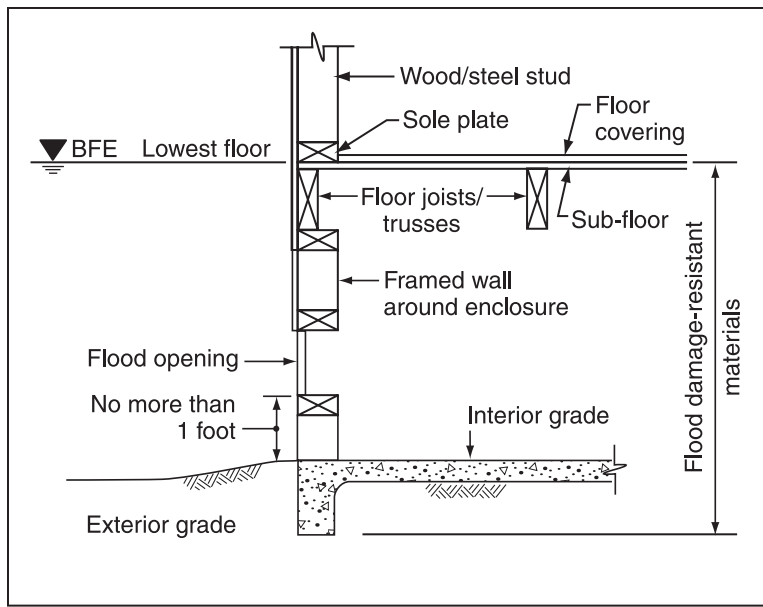


Figure 2. Framed enclosure under building elevated in accordance with NFIP requirements for Zones A, AE, A1-A30, A0, and AH

Buildings in Zones V, VE, and V1-V30

The NFIP regulations require that the bottom of the lowest horizontal structural member of the lowest floor (usually the floor beam or girder) of buildings in Zones V, VE, and V1-V30 be at or above the BFE. Therefore, all materials below the bottom of those members must be flood damage-resistant materials. This requirement applies to lattice work and screening, and also to materials used to construct breakaway walls that enclose areas below the lowest floor. Depending on the design parameters selected, breakaway walls may remain in place during low-level floods and must be flood damage-resistant so that they can be readily cleaned and not deteriorate over time due to wetting. Figure 3 illustrates the requirement. For additional guidance on breakaway walls used to enclose areas under buildings in V zones, see Technical Bulletin 9, *Design and Construction Guidance for Breakaway Walls Below Elevated Coastal Buildings*.

Additional Uses of Flood Damage-Resistant Materials

Accessory Structures

Accessory structures may be allowed in SFHAs provided they are located, installed, and constructed in ways that comply with NFIP requirements. Some communities allow accessory structures that are limited to the uses specified for enclosures below the BFE: parking of vehicles and storage. As with other buildings, accessory structures below the BFE are required to be constructed with flood damage-resistant materials. In addition, accessory structures must be anchored to resist flotation, collapse, and lateral movement and comply with other requirements based on the flood zone. For additional information and requirements, contact the appropriate community permitting office.

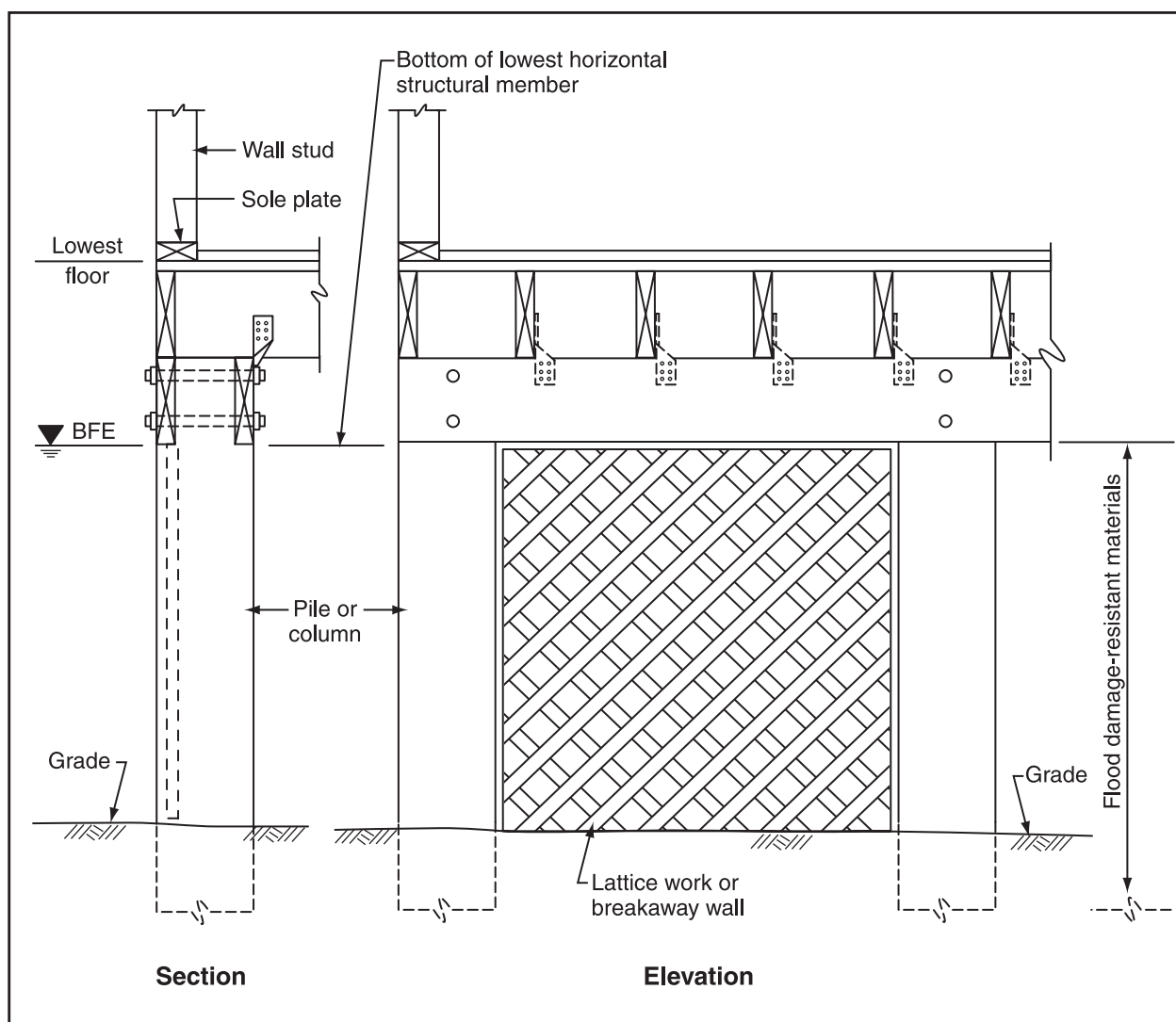


Figure 3. Flood damage-resistant building material requirements for buildings elevated in accordance with NFIP requirements for Zones V, VE, and V1-V30

Wet Floodproofing

Wet floodproofing is a method to reduce damage that typically involves three elements: allowing floodwaters to enter and exit to minimize structural damage, using flood damage-resistant materials, and elevating utility service and equipment. When a building is retrofitted to be wet floodproofed, non-flood damage-resistant materials that are below the BFE should be removed and replaced with flood damage-resistant materials. This will reduce the costs of repair and facilitate faster recovery.

Wet floodproofing is not allowed in lieu of complying with the lowest floor elevation requirements for new residential buildings (or dry floodproofing of nonresidential buildings in A zones). The exception is accessory structures, as noted on the previous page. Wet floodproofing may also be used to voluntarily retrofit buildings that are older than the date of the community's first FIRM (commonly referred to as "pre-FIRM"), provided the requirement to

bring such buildings into compliance is not triggered (called “substantial improvement”). Figure 4 illustrates some suggested retrofitting of interior walls in a pre-FIRM building. However, please note that the techniques illustrated in Figure 4 cannot be used to bring a substantially damaged or substantially improved building into compliance with the NFIP. For additional information on wet floodproofing, see Technical Bulletin 7, *Wet Floodproofing Requirements*.

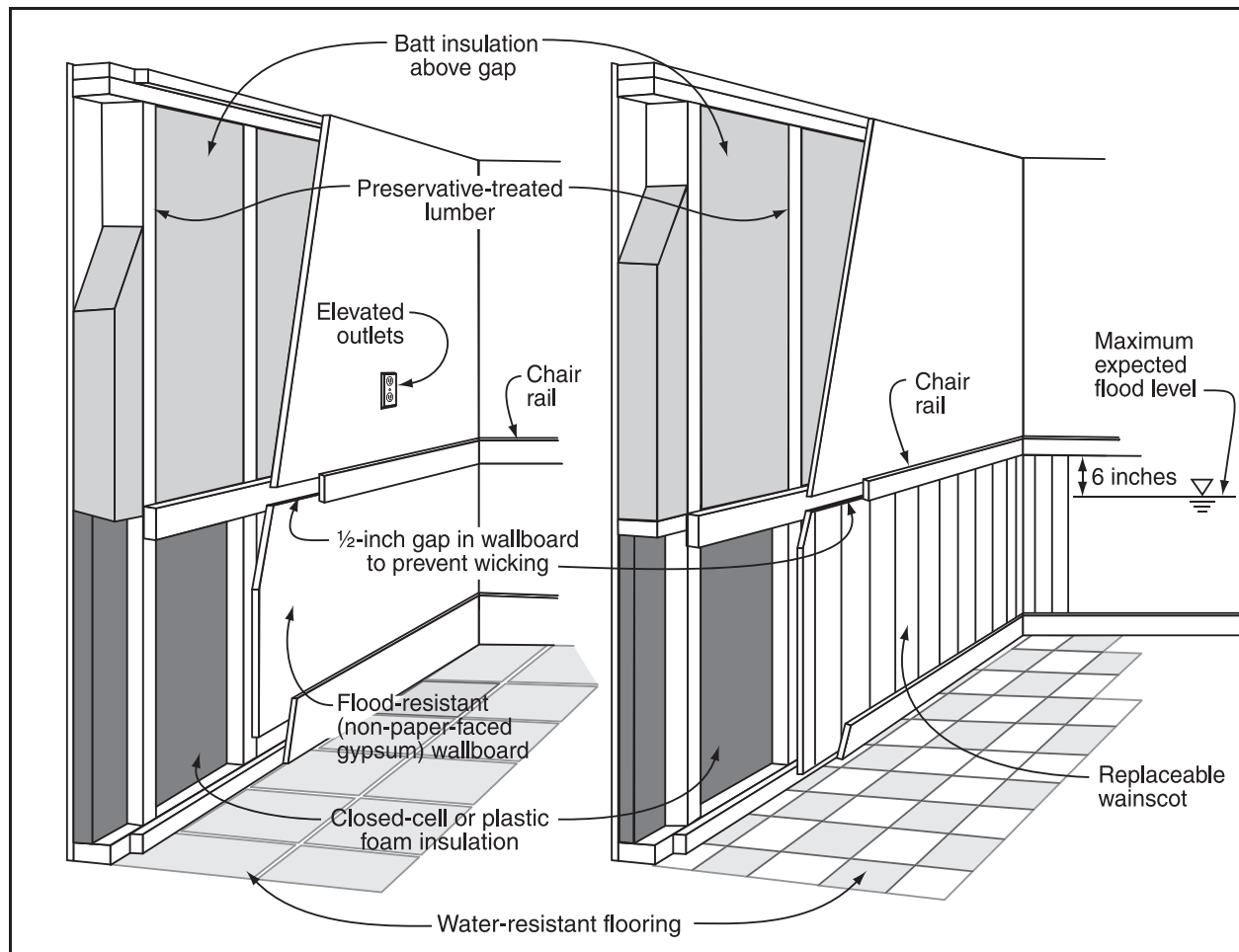


Figure 4. Partial wet floodproofing technique using flood damage-resistant materials for finished wall construction.

Buildings Outside of SFHAs

FEMA reports that up to 25 percent of NFIP flood insurance claims are paid on buildings that are outside of the mapped SFHA. This occurs for many reasons, including out-of-date maps and local drainage problems. In areas known to be prone to flooding that are not subject to the NFIP requirements, it is recommended that flood damage-resistant materials be used for construction of new buildings and for repair or renovation of existing buildings. Figure 4 illustrates some options.

The NFIP

The U.S. Congress established the NFIP with the passage of the National Flood Insurance Act of 1968. The NFIP is a Federal program enabling property owners in participating communities to purchase insurance as protection against flood losses, in exchange for State and community floodplain management regulations that reduce future flood damages. Participation in the NFIP is based on an agreement between communities and the Federal Government. If a community adopts and enforces adequate floodplain management regulations, FEMA will make flood insurance available within the community.

Title 44 of the U.S. Code of Federal Regulations contains the NFIP criteria for floodplain management, including design and construction standards for new and substantially improved buildings located in SFHAs identified on the NFIP's FIRMs. FEMA encourages communities to adopt floodplain management regulations that exceed the NFIP criteria. As an insurance alternative to disaster assistance, the NFIP reduces the escalating costs of repairing damage to buildings and their contents caused by floods.

NFIP Technical Bulletins

This is one of a series of Technical Bulletins that FEMA has produced to provide guidance concerning the building performance requirements of the NFIP. These requirements are contained in Title 44 of the U.S. Code of Federal Regulations at Section 60.3. The bulletins are intended for use by State and local officials responsible for interpreting and enforcing the requirements in their floodplain management regulations and building codes, and by members of the development community, such as design professionals and builders. New bulletins, as well as updates of existing bulletins, are issued periodically, as necessary. The bulletins do not create regulations; rather, they provide specific guidance for complying with the requirements of existing NFIP regulations. Users of the Technical Bulletins who need additional guidance should contact their NFIP State Coordinator or the appropriate FEMA regional office. *The User's Guide to Technical Bulletins* (<http://www.fema.gov/pdf/fima/guide01.pdf>) lists the bulletins issued to date.

Ordering Technical Bulletins

The quickest and easiest way to acquire copies of FEMA's Technical Bulletins is to download them from the FEMA website (<http://www.fema.gov/plan/prevent/floodplain/techbul.shtm>).

Technical Bulletins also may be ordered free of charge from the FEMA Distribution Center by calling 1-800-480-2520, or by faxing a request to 1-240-699-0525, Monday through Friday between 8 a.m. and 5 p.m. EST. Please provide the FEMA publication number, title, and quantity of each publication requested, along with your name, address, zip code, and daytime telephone number. Written requests may be submitted by email to: FEMA-Publications-Warehouse@dhs.gov

Further Information

The following publications provide further information concerning the use of flood damage-resistant materials.

Algan, H. and Wendt, R. 2005. *Pre-Standard Development for the Testing of Flood-Damage-Resistant Residential Envelope Systems, Comparison of Field and Laboratory Results - Summary Report*, Oak Ridge National Laboratory, June 2005.

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U.S. Army Corps of Engineers. 1995. *Flood Proofing Regulations*, Chapters 9 and 10, U.S. Army Corps of Engineers, EP 1165-2-314.

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World Floor Covering Association (WFCA). n.d., Anaheim, California (<http://www.wfca.org/index.html>).

Glossary

Accessory structure — A structure that is on the same parcel of property as a principal structure, the use of which is incidental to the use of the principal structure.

Base flood — The flood having a 1-percent chance of being equaled or exceeded in any given year, commonly referred to as the “100-year flood.” The base flood is the national standard used by the NFIP and all Federal agencies for the purposes of requiring the purchase of flood insurance and regulating new development.

Base flood elevation (BFE) — The height of the base (1-percent annual chance or 100-year) flood in relation to a specified datum, usually the National Geodetic Vertical Datum of 1929, or the North American Vertical Datum of 1988.

Basement — Any area of a building having its floor subgrade (below ground level) on all sides.

Enclosure or enclosed area — Areas created by a crawlspace or solid walls that fully enclose areas below the BFE.

Federal Emergency Management Agency (FEMA) — The Federal agency that, in addition to carrying out other activities, administers the National Flood Insurance Program.

Federal Insurance and Mitigation Administration (FIMA) — The component of FEMA directly responsible for administering the flood hazard identification and floodplain management aspects of the NFIP.

Flood Insurance Rate Map (FIRM) — The official map of a community on which FEMA has delineated both the special flood hazard areas (SFHAs) and the risk premium zones applicable to the community.

Floodprone area — Any land area susceptible to being inundated by floodwater from any source.

Lowest floor — The lowest floor of the lowest enclosed area of a building, including a basement. Any NFIP-compliant unfinished or flood-resistant enclosure usable solely for parking of vehicles, building access, or storage (in an area other than a basement) is not considered a building's lowest floor, provided the enclosure does not render the structure in violation of the applicable design requirements of the NFIP.

Registered Design Professional — An individual who is registered or licensed to practice their respective design profession as defined by the statutory requirements of the professional registration laws of the State or jurisdiction in which the project is to be constructed.

Special Flood Hazard Area (SFHA) — An area delineated on a FIRM as being subject to inundation by the base flood and designated as Zone A, AE, A1-A30, AR, AO, AH, A99, V, VE, or V1-V30.

Substantial damage — Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Structures that are determined to be substantially damaged are considered to be substantial improvements, regardless of the actual repair work performed.

Substantial improvement — Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure (or smaller percentage if established by the community) before the “start of construction” of the improvement. This term includes structures that have incurred “substantial damage,” regardless of the actual repair work performed.