



# Department of Public Services

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## MEMORANDUM

**TO:** Tony Gomillion, County Administrator

**FROM:** Rhonda Royals, Building Official

**SUBJECT:** Request for Public Hearing

**DATE:** January 25, 2015

## RECOMMENDATION

Request Board approval to advertise for a Public Hearing to adopt local technical amendments to the 5th Edition (2014) Florida Building Code. The proposed regulatory language is delineated in the attached backup.

## BACKGROUND

In Florida's effort to embed flood mitigation into as many state and local policy and programs as possible, flood resistant standards are now listed in the statewide Florida Building Code. Communities are required to adopt new floodplain management regulation to have rules that are both consistent with the National Flood Insurance Program and also coordinated with the requirements in the Florida Building Code in order to remove any possible conflicts or inconsistencies. Higher regulatory requirements must be adopted as technical amendments to the Florida Building Code.

Santa Rosa County Board of County Commissioners has previously adopted requirements to increase the minimum elevation of buildings (a/k/a "freeboard"), treat certain coastal areas like coastal high hazard areas, limit the partitioning and access of enclosures in certain flood hazard areas and establish specifications for certain concrete slabs. The proposed regulatory language is consistent with previously adopted flood regulation.

**Animal Services**  
Dale Hamilton  
Director

**Building Inspections &  
Code Compliance**  
Rhonda C. Royals  
Building Official

**Emergency Management**  
Brad Baker  
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**"One Team, One Goal, One Mission"**

Key: Added Language – Underlined

Deleted Language – ~~Strikethrough~~

## ***5<sup>th</sup> Edition (2014) Florida Building Code, Residential.***

### **R322.2 Flood hazard areas (including A Zones).**

All areas that have been determined to be prone to flooding but 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 1½ 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. All 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 not designated as Coastal A Zones shall have the lowest floors elevated to or above the base flood elevation plus three (3) feet or the design flood elevation, whichever is higher except:

a. In the area subject to the map revision effective 12/19/06, new construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above the base flood elevation requirement.

b. On Navarre Beach the minimum elevation shall be seventeen (17) feet (NAVD) in those areas designated as V zones and twelve (12) feet (NAVD) in those areas designated as Coastal A Zones.

~~2. Buildings and structures in 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 to the design flood elevation, whichever is higher.~~

~~3. 2.~~ In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including *basement*) elevated at least as high above the highest adjacent *grade* as the depth number specified in feet on the FIRM plus three (3) feet, or at least ~~2 feet (610 mm)~~ five (5) feet if a depth number is not specified.

~~4. 3.~~ Basement floors that are below *grade* on all sides shall be elevated to or above the base flood elevation plus three (3) feet or the design flood elevation, whichever is higher.

**Exception:** Enclosed areas below the design flood elevation, including *basements* whose floors are not below *grade* on all sides, shall meet the requirements of Section R322.2.2.

**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 1-1/2 feet (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 R322.3.6.

### **R322.3.2 Elevation requirements.**

1. All buildings and structures erected within coastal high-hazard areas **and Coastal A Zones** shall be elevated so that the lowest portion of all structural members supporting the lowest floor, with the exception of piling, pile caps, columns, grade beams and bracing, is elevated to **the base flood elevation plus three (3) feet** or above 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.

**Exception:** 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. Slabs, pools, pool decks and walkways shall be located and constructed to be structurally independent of buildings and structures and their foundations to prevent

transfer of flood loads to the buildings and structures during conditions of flooding, scour or erosion from wave-velocity flow conditions, unless the buildings and structures and their foundations are designed to resist the additional flood load. **Concrete slabs under elevated buildings are not considered to be a part of the foundation provided the slabs are no more than four (4) inches thick, contain no reinforcement, are designed to break up during base flooding, and the dimension of slab segments is piling/column to piling/column, except on Navarre Beach where slab segments shall be no larger than five (5) feet by five (5) feet.**

**R322.3.4 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 design safe loading resistance of not less than 10 (470 Pa) and no more than 20 pounds per square foot (958 Pa); or
4. Where wind loading values of this code exceed 20 pounds per square foot (958 Pa), 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 design 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 all building components (structural and nonstructural). Water loading values used shall be those associated with the design flood. Wind loading values used shall be those required by this code.
5. **In Coastal A Zones, walls shall be provided with flood openings that meet the criteria in R322.2.2, Item 2.**

**R322.3.5 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. **The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps and elevators, unless such wall is required by the fire code. Access to the enclosed areas shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment use in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator).**

***5<sup>th</sup> Edition (2014) Florida Building Code, Building***

**1612.4.2 Elevation requirements. The minimum elevation requirements shall be as specified in ASCE 24, except:**

**a. On Navarre Beach the elevation shall be seven (17) feet (NAVD) in those areas designated as V Zones and twelve (12) feet (NAVD) in those areas designated as Coastal A Zones.**

**1612.4.3 Additional requirements for enclosed areas. In addition to the requirements of ASCE 24, in coastal high hazard areas and Coastal A Zones, enclosed areas below the design flood elevation shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless such wall is required by the fire code. Access to the enclosed areas shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the occupied area (stairway or elevator).**