

From: [Noah Taylor](#)
To: [Foster, Lisa D](#)
Subject: RE: Floodplain Ordinance FBC modifications
Date: Tuesday, July 25, 2017 10:03:40 AM

I believe this is what you want. I don't have a current doc for some reason. Only the PDF.

SECTION 2. The Florida Building Code, Building, is hereby amended by the following administrative amendments.

Add a new Sec. 104.10.1 as follows:

104.10.1 Modifications of the strict application of the requirements of the Florida Building Code. The Building Official shall coordinate with the Floodplain Administrator to review requests submitted to the Building Official that seek approval to modify the strict application of the flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to Section 117.

Modify Sec. 107.3.5 as follows:

107.3.5 Minimum plan review criteria for buildings.

Commercial Buildings: Building

8. Structural requirements shall include:

Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, declaration of land restriction (nonconversion agreement), flood damage-resistant materials.

Residential (one- and two-family)

6. Structural requirements shall include:

Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, declaration of land restriction (nonconversion agreement), equipment, and flood damage-resistant materials.

Add a new Sec. 107.6.1 as follows:

107.6.1 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. Sections 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 Section 105.14 and Section 107.6, shall not extend to the flood load and flood resistance construction requirements of the Florida Building Code.

Add a new Sec. 117 as follows:

117 VARIANCES IN FLOOD HAZARD AREAS

117.1 Flood hazard areas. Pursuant to section 553.73(5), F.S., 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.

SECTION 3. The Florida Building Code, Residential is hereby amended by the following technical amendments.

Modify Sec. R322.2.1 as follows:

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 2 feet or the design flood elevation, whichever is higher.
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 2 feet, or to the design flood elevation, whichever is higher.
3. 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 2 feet, or at least 4 feet if a depth number is not specified.
4. Basement floors that are below grade on all sides shall be elevated to or above the base flood elevation plus 2 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.

5. When an existing building or structure permitted under this section complies with the FIRM at the time of issuance of a permit for new construction/addition, neither the existing building nor the new construction/addition, is required to comply with the additional building height footage required to be added to the base flood elevation by the section.

Modify Sec. R322.2.2 as follows:

R322.2.2 Enclosed areas 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. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators and shall not be temperature-controlled. The limitation on partitions does not apply to crawlspace foundations. Storage shall be limited to items which otherwise would be stored outside a building or items normally used outside (e.g., grill, lawn mower, folding chairs, etc.).

Access to enclosed areas shall be the minimum necessary to allow for permitted uses and limited to garage door and no more than two standard exterior doors.

Remainder unchanged

Modify Sec. R322.3.2 as follows:

R322.3.2 Elevation requirements.

1. All buildings and structures erected within coastal high-hazard areas shall be elevated so that the lowest portion of all structural members supporting the lowest floor, with the exception of mat or raft foundations, piling, pile caps, columns, grade beams and bracing, is:
 - 1.1 Located at or above the base flood elevation plus 2 feet or the design flood elevation, whichever is higher, if the lowest horizontal structural member is oriented parallel to the direction of wave approach, where parallel shall mean less than or equal to 20 degrees (0.35 rad) from the direction of approach, or
 - 1.2 Located at the base flood elevation plus 3 feet, or the design flood elevation, whichever is higher, if the lowest horizontal structural member is oriented perpendicular to the direction of wave approach, where perpendicular shall mean greater than 20 degrees (0.35 rad) from the direction of approach.
 - 1.3 When an existing building or structure permitted under this section complies with the FIRM at the time of issuance of a permit for new construction/addition, neither the existing building nor the new construction/addition, is required to comply with the additional building height footage required to be added to the base flood elevation by the section.
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.

Modify Sec. R322.3.4 as follows:

R322.3.4 Walls below design flood elevation. Walls are permitted below the elevated floor, provided that such walls 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 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.

R322.3.5 Enclosed areas below the 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 and shall not be temperature-controlled. The limitation on partitions does not apply to crawlspace foundations. Storage shall be limited to items which otherwise would be stored outside a building or items normally used outside (e.g., grill, lawn mower, folding chairs, etc.). Access to enclosed areas shall be the minimum necessary to allow for permitted uses and limited to garage door and no more than two standard exterior doors.

SECTION 4. The Florida Building Code, Building, is hereby amended by the following technical amendments.

1612.4.1 Requirements for enclosed areas. In addition to the requirements in ASCE 24 for enclosed areas below elevated buildings, the following limitations apply:

1. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators and shall not be temperature-controlled. The limitation on partitions does not apply to crawlspace foundations.
2. Storage shall be limited to items which otherwise would be stored outside a building or items normally used outside (e.g., grill, lawn mower, folding chairs, etc.). Access to enclosed areas shall be the minimum necessary to allow for permitted uses and limited to garage door and no more than two standard exterior doors.

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

1. For construction in flood hazard areas not subject to high-velocity wave action:
 - 1.1. The elevation of the lowest floor, including basement, as required by the foundation inspection and the final inspection in Section 110.3.
 - 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 2.6.2.1, ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.6.2.2 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 and shall include an operation and maintenance plan.

Remainder unchanged

Please let me know if you have any questions.

Best,

Noah Taylor, CFM, ENV SP
Community Rating System Coordinator
Construction Services & Permitting Division
City of St. Petersburg
Phone: 727-893-7283
noah.taylor@stpete.org

From: Foster, Lisa D [<mailto:ldfoster@co.pinellas.fl.us>]
Sent: Tuesday, July 25, 2017 9:43 AM
To: Noah Taylor
Subject: RE: Floodplain Ordinance FBC modifications

Doc of the FBC modifications

Lisa Foster, CFM
Floodplain Administrator
Phone (727) 464-8962
www.pinellascounty.org/flooding
Please [click here](#) to tell us how we are doing!

From: Noah Taylor [<mailto:noah.taylor@stpete.org>]
Sent: Tuesday, July 25, 2017 8:11 AM
To: Foster, Lisa D <ldfoster@co.pinellas.fl.us>
Subject: RE: Floodplain Ordinance FBC modifications

Do you only need the doc form of the resolution or the entire ordinance?

Noah Taylor, CFM, ENV SP
Community Rating System Coordinator
Construction Services & Permitting Division
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From: Foster, Lisa D [<mailto:ldfoster@co.pinellas.fl.us>]
Sent: Monday, July 24, 2017 6:59 PM
To: Noah Taylor
Subject: RE: Floodplain Ordinance FBC modifications

I have a copy, so no need. Do you have a doc version of it? Copying from the pdf is pasting jibberish into my report. Thx.

Lisa Foster, CFM
Floodplain Administrator
Phone (727) 464-8962
www.pinellascounty.org/flooding
Please [click here](#) to tell us how we are doing!

From: Noah Taylor [<mailto:noah.taylor@stpete.org>]
Sent: Monday, July 24, 2017 1:54 PM
To: Foster, Lisa D <ldfoster@co.pinellas.fl.us>
Subject: RE: Floodplain Ordinance FBC modifications

Okie dok. I will see you tomorrow ☺ Do I need to bring a hard copy of the ordinance?

Noah Taylor, CFM, ENV SP
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From: Foster, Lisa D [<mailto:ldfoster@co.pinellas.fl.us>]
Sent: Monday, July 24, 2017 1:15 PM
To: Noah Taylor
Subject: RE: Floodplain Ordinance FBC modifications

Yes the meeting is Tuesday, I was giving everyone until Thurs to provide their FBC modifications and inadvertently put the Tues date as Thurs. Thx for bringing to my attention – I will send a clarification and reminder before I leave tonight.

Lisa Foster, CFM
Floodplain Administrator
Phone (727) 464-8962
www.pinellascounty.org/flooding
Please [click here](#) to tell us how we are doing!

From: Noah Taylor [<mailto:noah.taylor@stpete.org>]
Sent: Monday, July 24, 2017 9:36 AM
To: Foster, Lisa D <ldfoster@co.pinellas.fl.us>
Subject: RE: Floodplain Ordinance FBC modifications

Here is our Floodplain Ordinance. But your dates seem to be off, 1/25/17 is Tuesday, not Thursday. Is the meeting on Tuesday at 2, still correct? I will try to be there for the Tuesday meeting.

Noah Taylor, CFM, ENV SP
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From: Foster, Lisa D [<mailto:ldfoster@co.pinellas.fl.us>]
Sent: Thursday, July 20, 2017 4:57 PM
Cc: Mackesey, Brendan; Lancaster, Gay; Harji, Rahim
Subject: Floodplain Ordinance FBC modifications

Hello Pinellas Floodplain Managers – Please send me a copy of your current, adopted Floodplain Ordinance FBC modifications by next Thursday, 7/25/2017. I am compiling this information for the PCCLB. There will be a meeting to discuss PCCLB's role on Tuesday at 2:00 at 14 S Ft Harrison, 5th floor conference room (Outlook event attached).

Following will be a meeting with the PCCLB, date to be determined, but likely the second week of August. Each jurisdiction will need representation at that meeting. If you or the appropriate staff are unable to attend, you may delegate your authority to me to present your ordinance on your behalf.

Thank you,

Lisa Foster, CFM
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Stormwater Planning & Engineering
Stormwater & Vegetation Division
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