



# **FLOODPLAIN MANAGEMENT REGULATIONS AND THE FLORIDA BUILDING CODE**

FLOODPLAIN MANAGEMENT SECTION

BUILDING PLAN REVIEW & INSPECTIONS

AUGUST 2018



# NATIONAL FLOOD INSURANCE PROGRAM

## A PARTNERSHIP:

- FEMA
  - Provides flood maps and sets minimum regulations
  - Provides federal flood insurance
- Florida DEM, State Floodplain Management Office
  - Provides technical assistance
- Communities
  - Adopt flood maps
  - Adopt and enforce regulations



**FloridaDisaster.ORG**  
DIVISION OF EMERGENCY MANAGEMENT



# FLORIDA BUILDING CODE

- The Florida Building Code governs the design of buildings
  - Appropriate to address all hazards in the code, including flood loads
- The FBC includes design and construction requirements for buildings in flood hazard areas
- FBC 6th Ed. requires BFE + 1 for all structures





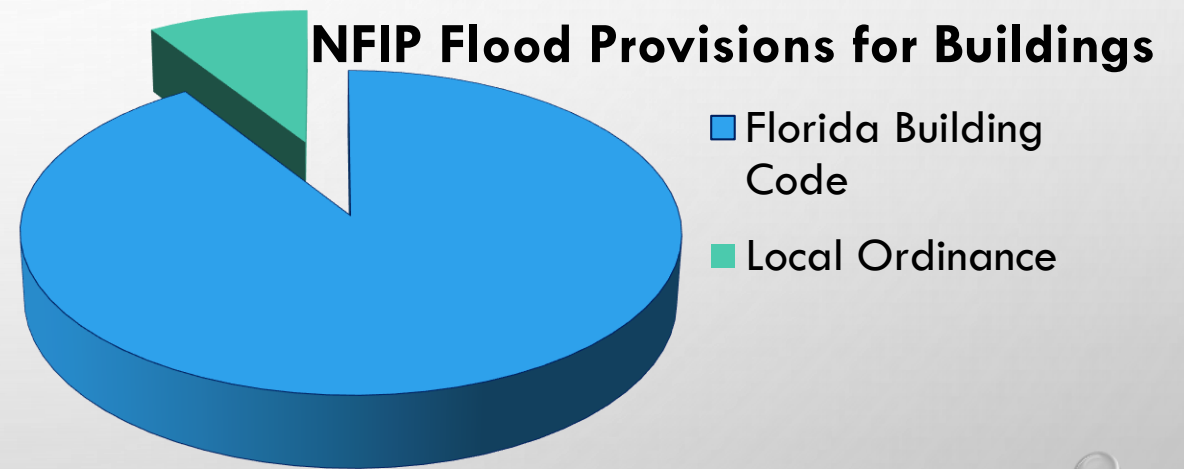
# WHY CHANGE LOCAL REGULATIONS?

- Commitment to FEMA and the National Flood Insurance Program to maintain adequate regulations and procedures
- Coordinate the Florida Building Code with local floodplain management regulations to avoid redundant or conflicting requirements
- Update provisions based on best management practices, learning lessons from Hurricane Irma, and future Florida Building Code requirements
- Model Ordinance was developed by Florida Division of Emergency Management
  - Explicitly coordinated with FBC
  - Basic model approved by FEMA
  - Reviewed by the Building Officials Association of Florida
  - Reviewed by Florida Floodplain Management Association



# STATE MODEL FLOODPLAIN MANAGEMENT ORDINANCE

- More specific administrative provisions
- Definitions match the FBC
- Recaptures and regulates buildings exempt from the FBC
- Coordination between the Building Official and Floodplain Administrator





# NEW STATE MODEL ORDINANCE

- Has provisions for development other than buildings
  - Manufactured homes, recreational vehicles, tanks, floodplain fill, channel alterations
- Incorporates long-standing FEMA policies and guidance, facilitating interpretation and compliance
- Includes future Florida Building Code requirements



# LOWEST FLOOR REQUIREMENTS

- Adopts our 2012 Flood Insurance Study and Flood Insurance Rate Maps
- Retains the 18" and 24" above the crown of the road provision, now limited to residential buildings
- Not required for development permitted by SFWMD
- Removes the requirement for detached slabs, garages, or sheds to be elevated to crown of road.
  - Federal and FBC standards apply
  - Elevation certificate is required



# NON-CONVERSION AGREEMENT

- Introduces a Non-conversion Agreement for the following:
  - An enclosure below an elevated building
  - A crawl/underfloor space that are more than 5 feet in height (measured from the lowest interior ground or floor to the bottom of the floor system above)
  - A detached structure that is not elevated and is larger than 120 square feet in area.
- Required for new construction, substantial improvement and alterations to enclosures
- Recorded in the County's public records
- Informs future buyers, reduces loss
- No inspections required







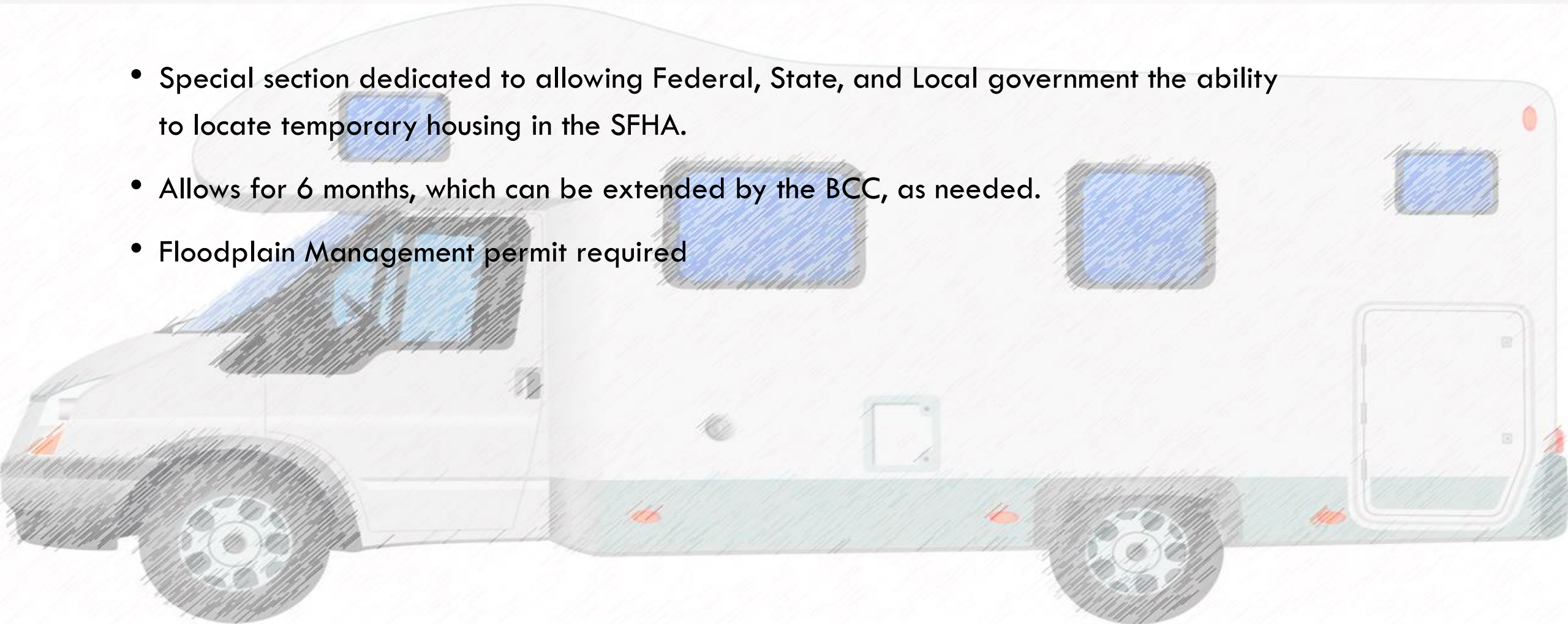
# MANUFACTURED HOME REQUIREMENTS

- Manufactured Homes will be required to meet BFE +1 (but less restrictive than model ordinance)
- Addresses how additions and attachments are permitted
  - 3 walls or 4 walls
- Requires replacement mechanical equipment to lowest floor or BFE, whichever is lower.
- All work requires permits
  - Floodplain Management Permit



# TEMPORARY EMERGENCY HOUSING

- Special section dedicated to allowing Federal, State, and Local government the ability to locate temporary housing in the SFHA.
- Allows for 6 months, which can be extended by the BCC, as needed.
- Floodplain Management permit required





# REVIEW AND APPROVAL PROCESS

- DEM reviewed the draft ordinance
  - Verified correct dates
  - Checked our community-specific modifications
  - Helped with language for higher standard
  - Helped draft language to address gaps in regulation and common policies.
- Reviewed by County advisory committees
- After adoption by the County
  - Send to DEM for final review and concurrence
  - DEM sends to FEMA Region IV for approval



**FloridaDisaster.ORG**  
DIVISION OF EMERGENCY MANAGEMENT



**FEMA**





**QUESTIONS?**