
Sec. 321.109. Elevation requirements.

The elevation requirements in this Section 321.109 are adopted as local technical amendments to the Florida Building Code (6th Edition (2017)). The underlined text identifies the specific modifications to the Florida Building Code. For the purposes of this Section 321.109, the term "flood hazard area" shall mean "special flood hazard area" and "adjusted special flood hazard area" as those terms are defined in Section 652.904.

- (a) A new Section 1612.4.2 in the Florida Building Code, Building, (6th Edition (2017)), is adopted to read as follows:

1612.4.2 Elevation requirements. The minimum elevation requirements shall be as specified in ASCE 24 or the base flood elevation plus 2 feet (610 mm), whichever is higher.

- (b) Section 322.2.1 (Elevation requirements) in the Florida Building Code, Residential, (6th Edition (2017)), is amended to read as follows:

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 2 feet (610 mm) 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 2 feet (610 mm) 1 foot (305 mm), or not less than 4 feet (1220 mm) 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 2 feet (610 mm) 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.

- (c) Section 322.3.2 (Elevation requirements) in the Florida Building Code, Residential, (6th Edition (2017)), is amended to read as follows:

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 2 feet (610 mm) 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.

(Ord. 2019-803-E , § 2)