



ALERT for Builders and Surveyors

FLOOD DAMAGE PREVENTION ORDINANCE

List of Reviewers

CONTRACTORS
Daniel Martell – Gold Coast Builders Association
Len Tylka, Jr. – LTL Associates and Gold Coast Builders Association
Ron. Hyman – Sunland Homes and Gold Coast Builders Association
Skeet Jernigan – C & EDC
Frank Kaiser – Acreage Builders Association
Dan Shaw – Associated Builders & Contractors
Michele Anaya – The Associated General Contractors of America
OUTSIDE GOVERNMENTAL
Bart Frost – State of Florida Department of Community Affairs
Prasad Inmula – Federal Emergency Management Association
W. Craig Fugate – Division of Emergency Management Department of Community Affairs
Michael De Lorenzo - Division of Emergency Management Department of Community Affairs
Bobby Jagoo – Manager, Health Department
Umesh Asrani – Assistant Director, Health Department
Jeff Gronborg – South Florida Water Management District
Damon Meiers – South Florida Water Management District
PALM BEACH COUNTY INTERNAL
Gentry Benjamin – County Attorney (plus committee members)
Rebecca Caldwell – Building Division Supervisor
Joe Rosselot – North County Office Manager
John Tatum – Department of Public Safety
Sheridan Trusdale – Department of Public Safety
Ken Todd – Administration/Water Resource Management
Paul Milelli – Department of Public Safety
Ken Rogers – Engineering
Rich Walesky – Environmental Resource Management
Audrey Wolf – Facilities Development
Alan Seaman – Zoning
Bob Buscemi - Zoning
CONSULTANTS
Len Lindahl, Jr. – Certified Engineer
Danny Hinson – ISO/CRS Specialist

From 2002 - 2004, a project to update the county 1988 Flood Damage Prevention Ordinance has gone on as the Building Division assumed responsibility from the Emergency Management Department. Review comments and improvement suggestions were solicited from almost 30 involved/interested industry and governmental entities. These are listed on page 4 of this leaflet.

An ordinance to update Flood Damage Prevention was submitted to BCC and was adopted June 16, 2004. The new regulations will apply to building permit applications received July 1, 2004 and thereafter. The regulation will be in our Unified Land Development Code as Article 18.

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The Ordinance can be reviewed at our website:

www.pbcgov.com/pzb

Please direct questions to:
Sherita White floodzone@pbcgov.org or 561-233-5374 or
Rebecca D. Caldwell, Building Official at 561-233-5101

SUMMARY OF '04 FLOOD DAMAGE PREVENTION ORDINANCE 2004-13

The primary purpose of this regulation is to regulate building construction in geographic areas identified by FEMA and the county as being especially susceptible to flooding. The previous regulation is Ordinance 88-3. This 2004 update includes a number of improvements, listed below. And PBO-119 has been issued as supplement to the Ordinance.

- 1) revises format to comply with current FEMA model.
- 2) In addition to FEMA designated flood zones, identifies areas of special flooding concern as being the thousands of lots in 506 land subdivisions created before any regulations existed on storm water control or engineered systems, of drainage works to minimize flooding of buildings. These are Appendix B to PBO-119.
- 3) retains former county regulations that floor elevations be eighteen inches above adjacent roadway elevations except in engineered developments.
- 4) requires minimum floor elevation to be one foot above the absolute minimum set in FEMA floods zones, to insure the bottom of concrete floor slab stays dry. This also earns extra credit in the FEMA Community Rating System, to reduce flood insurance premiums. Page 3 recaps "Minimum Floor Elevations".
- 5) limits the volume of imported earth fill that may be brought onto a lot to lessen the displacement of flood volume onto neighbors, while clearly allowing higher floor elevations within perimeter foundations of a building. And it provides Alternate methods for compliance.
- 6) details administrative guidelines including appeals and variance procedures for effective implementation for the regulations.
- 7) Verbiage has evolved since 2003 with input from the outside entities enumerated on page 4 of this leaflet.

**FLOOD DAMAGE PREVENTION REGULATIONS
MINIMUM FLOOR ELEVATIONS**

Residential, Non-Residential & Mobile Home Flood Zones	Proposed PBC 2004 Ordinance *	Former Amendments to Standard Code and Ordinance 88-03
A1-99, AE, AH	12" above BFE & 18" above LARC	18" above HANG & 18" above LARC
A Unnumbered	18" above HANG & 18" above LARC	18" above HANG & 18" above LARC
AO (1' depth) AO (2' depth) AO (3' depth)	12" above depth & 18" above LARC	At or above depth & 18" above LARC
AO Unnumbered	24" above HANG & 18" above LARC	24" above HANG & 18" above LARC
V1-30, VE or V	12" above BFE & 18" above LARC	At BFE & 18" above HANG & 18" above LARC
B/C/X without an engineered master storm water drainage system	18" above LARC	18" above LARC
B/C/X with an engineered master storm water drainage system	Set by engineer's design	18" above LARC

**HANG = Highest Adjacent Natural Grade
LARC = Lowest Adjacent Road Crown**

* Note: The highest minimum shall apply including any set by local drainage districts.