

Technical Guide

Flood Requirements for Residential New Construction

BUILDING PLANS – COASTAL A & VE FLOOD ZONES

- B1. Geotechnical and soil report.
- B2. Scour and erosion analysis; depth must be indicated on foundation details.
- B3. V-Zone Design Certificate.
 - a. **IMPORTANT DESIGN NOTE:** Shear walls are not permitted.
- B4. DFE clearly labeled at lowest horizontal structural member on foundation, floor, and elevation plans (including all related details).
 - a. **IMPORTANT DESIGN NOTE:** Structural fill is not permitted.
- B5. Building height noted on elevation plan (measured from required DFE).
- B6. Enclosures below the DFE shall comply with City of Tampa (COT) Municode Chapter 5-121.246, to include, but not limited to:
 - a. Breakaway walls depicting all required hydrostatic openings (including details).
 - b. Exterior door provided at the top of the access stair.
 - c. Unfinished (no insulation, wallboard, or other similar materials) and not temperature controlled (storage or vehicle parking only).
 - d. Flood resistant materials indicated with specific classification per FEMA TB-2.
 - e. Declaration of Land Restriction (Non-Conversion Agreement) form completed and recorded at Hillsborough County Clerk of Court.
- B7. Calculations and diagram to illustrate area below DFE is free of obstruction as defined by COT Municode Chapter 5-121.182.
- B8. Wall section details provided for areas below the DFE.
 - a. Details for all doors (e.g., garage, sliding, swing) and window attachments to breakaway walls.
- B9. Scaled plans for MEP layouts (reference only; not required to be signed/sealed).
 - a. DFE clearly labeled for all systems (including, but not limited to electrical outlets, hose bibs, water heaters, air conditioning units, etc.).
 - b. **IMPORTANT DESIGN NOTE:** Only one (1) electrical outlet is allowed below the DFE per the National Electrical Code (NEC) 210.52(G)(1).
 - c. **IMPORTANT DESIGN NOTE:** MEP elements may not be attached to breakaway walls.

SUMMARY OF IMPORTANT DESIGN NOTES

AE & Unnumbered A Flood Zones (Non-Coastal A)

- Only one (1) electrical outlet is allowed below the DFE per the National Electrical Code (NEC) 210.52(G)(1).

Coastal A & VE Zones

- Shear walls are not permitted.
- Structural fill is not permitted.
- Only one (1) electrical outlet is allowed below the DFE per the National Electrical Code (NEC) 210.52(G)(1).
- MEP elements may not be attached to breakaway walls.