Technical Guide

Flood Requirements for Residential New Construction

Updated 03.14.24

LEGAL REFERENCE

City of Tampa Chapter 5-121. Flood Resistant Development.

GENERAL INFORMATION

All development that is wholly or partially within any flood hazard area must incorporate the requirements contained in this document in addition to those listed in the Residential New Construction Permit Application Guide.

Please note that the site plan and topographical survey requirements apply to all flood hazard areas. The building plan requirements are separated by flood zone type. Please select the one appropriate for your project.

SITE PLANS

1. Elevations (NAVO 88 Datum).
    a. All existing and proposed site elevations.
    b. Finished floor elevations of all 1st floor space.
2. Flood Zone identification and flood demarcation line if property is a mixed region.
3. Locations of proposed structure(s) and utilities on site.

TOPOGRAPHICAL SURVEY

1. Elevations (NAVO 88 Datum).
    a. All site elevations.

2. Flood Zone identification and flood demarcation line if property is a mixed region.

3. Location of existing site conditions, including items such as structure(s), and utilities on site.

BUILDING PLANS FOR AE & UNNUMBERED A FLOOD ZONES (NON-COASTAL A)

1. Wall section for areas below Design Flood Elevation (DFE).

2. DFE clearly labeled on foundation, floor, and elevation plans (including all related details).

3. Building height noted on elevation plan (measured from required DFE).

4. Enclosures below the DFE shall comply with City of Tampa (COT) Municode Chapter 5-121.246, to include, but not limited to:

    a. Required hydrostatic flood openings.

    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.

5. Scaled plans for mechanical, electrical, and plumbing (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)

BUILDING PLANS- COASTAL A & VE FLOOD ZONES

1. Geotechnical and soil report.
2. Scour and erosion analysis; depth must be indicated on foundation details.
3. V-Zone Design Certificate.
    a. **IMPORTANT DESIGN NOTE:** Shear walls are not permitted.
4. 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.
5. Building height noted on elevation plan (measured from required DFE).
6. 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.
7. Calculations and diagram to illustrate area below DFE is free of obstruction as defined by COT Municode Chapter 5-121.182.
8. 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.

9. 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.