

## Comment on (SP10478 AM A3) and (SP10338 AM A1)

### SP10338 AM A1

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I am the maker of SP10338. For editorial and clarity reasons only, this approved modification should be deleted in favor of SP10478 because it is redundant to SP10478 and will be confusing if it is allowed to be added to the Code.

SP10478, submitted by Scott Waltz, modifies section 449.2.2.1 and includes everything that SP 10338 provided in its modification of section 449.2.2.1. I have marked through SP10338 so it can be deleted and coordinated with SP10478

### 449.4.2.2.1

~~Except as permitted by Section 1612 of this code, the lowest floor of all new facilities shall be elevated to the base flood elevation as defined in Section 1612 of this code, plus 2 feet, or to the height of hurricane Category 3 (Saffir-Simpson scale) surge inundation elevation, as described by the Sea, Lake, and Overland Surge (SLOSH) from Hurricanes model developed by the Federal Emergency Management Agency (FEMA), United States Army Corps of Engineers (USACE), and the National Weather Service (NWS), whichever is higher.~~

The lowest finished floor of all construction of new facilities and additions, substantial improvements to, or restoration of substantial damage to existing facilities, and their support utilities shall be located at or above the highest of the following elevations:

1. Two feet above the base flood elevation as defined in this code.
2. The height of a hurricane Category 5 (Saffir-Simpson scale) surge inundation elevation, as described by the Sea, Lake, and Overland Surge (SLOSH) from Hurricanes model developed by the Federal Emergency Management Agency (FEMA), United States Army Corps of Engineers (USACE), and the National Weather Service (NWS)
3. The design flood elevation as defined in this code.
4. The 500-year flood elevation (elevation with a .02% chance of being equaled or exceeded in any given year) as described in ASCE 24.

### **Exceptions:**

1. Fuel supply storage tanks located below ground and/or sufficiently ballasted or anchored to resist uplift due to buoyancy and designed to resist hydrostatic

pressures exerted by a 500-year flood event or a category 5 hurricane storm surge inundation.

2. Additions that are not a substantial improvement to an existing facility that was designed and constructed in accordance with the Florida Building Code's site standards for a hospital in effect at the time of construction shall be located at or above the finish floor elevation of the existing facility.
3. **449.4.2.2.2**

For all existing facilities, the lowest floor elevations of all additions, and all patient support areas including food service, and all patient support utilities, including mechanical, and electrical (except fuel storage as noted in Section 449.4.2.9.3 of this code) for the additions shall be at or above the elevation of the existing building, if the existing building was designed and constructed to comply with either the site standards of Section 449.4 of this code or local flood-resistant requirements, in effect at the time of construction, whichever requires the higher elevation, unless otherwise permitted by Section 1612 of this code. If the existing building was constructed prior to the adoption of either the site standards of Section 449.4 of this code or local flood-resistant requirements, then the addition and all patient support areas and utilities for the addition as described in this section shall either be designed and constructed to meet the requirements of Section 449.4.2.2.1 of this code or be designed and constructed to meet the dry flood proofing requirements of Section 1612 of this code.

**(SP10478 AM A3)**

449.4.2.2.1

~~Except as permitted by Section 1612 of this code, The lowest floor of all new facilities shall be elevated to not lower than the base flood elevation as defined in Section 1612 of this code, plus 2 feet, the 500 year flood elevation as defined in ASCE 24, or to the height of hurricane Category 35 (Saffir-Simpson scale) surge inundation elevation, as described by the Sea, Lake, and Overland Surge (SLOSH) from Hurricanes model developed by the Federal Emergency Management Agency (FEMA), United States Army Corps of Engineers (USACE), and the National Weather Service (NWS), whichever is higher.~~

**(SP10338 AM A1)**

## Comment on (SP10498 AM A1) and (SP10362 AM A2)

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SP10362

I am the maker of SP10362. For editorial and clarity reasons only, this approved modification should be deleted in favor of modification SP10498 because it is redundant to SP10498 and will be confusing if it is allowed to be added to the Code.

SP10498, submitted by Scott Waltz, modifies section 449.2.2.1 and includes everything that SP 10362 provided in its modification of section 449.2.2.1. I have marked through SP10362 so it can be deleted and coordinated with SP10498.

### 450.4.2.2.1

~~Except as permitted by Section 1612 of this code, the lowest floor of all new facilities shall be elevated to the base flood elevation as defined in Section 1612 of this code, plus 2 feet, or to the height of hurricane Category 3 (Saffir-Simpson scale) surge inundation elevation, as described by the Sea, Lake, and Overland Surge (SLOSH) from Hurricanes model developed by the Federal Emergency Management Agency (FEMA), United States Army Corps of Engineers (USACE), and the National Weather Service (NWS), whichever is higher.~~

The lowest finished floor of all construction of new facilities and additions, substantial improvements to, or restoration of substantial damage to existing facilities, and their support utilities shall be located at or above the highest of the following elevations:

1. Two feet above the base flood elevation as defined in this code.
2. The height of a hurricane Category 5 (Saffir-Simpson scale) surge inundation elevation, as described by the Sea, Lake, and Overland Surge (SLOSH) from Hurricanes model developed by the Federal Emergency Management Agency (FEMA), United States Army Corps of Engineers (USACE), and the National Weather Service (NWS)
3. The design flood elevation as defined in this code.
4. The 500-year flood elevation (elevation with a .02% chance of being equaled or exceeded in any given year) as described in ASCE 24.

### **Exceptions:**

1. Fuel supply storage tanks located below ground and/or sufficiently ballasted or anchored to resist uplift due to buoyancy and designed to resist hydrostatic

pressures exerted by a 500-year flood event or a category 5 hurricane storm surge inundation.

2. Additions that are not a substantial improvement to an existing facility that was designed and constructed in accordance with the Florida Building Code's site standards for a hospital in effect at the time of construction shall be located at or above the finish floor elevation of the existing facility.

#### **450.4.2.2.2**

~~For all existing facilities, the lowest floor elevations of all additions, and all patient support areas including food service, and all patient support utilities, including mechanical, and electrical (except fuel storage as noted in Section 450.4.2.9.3 of this code) for the additions shall be at or above the elevation of the existing building, if the existing building was designed and constructed to comply with either the site standards of Section 450.4 of this code or local flood-resistant requirements, in effect at the time of construction, whichever requires the higher elevation, unless otherwise permitted by Section 1612 of this code. If the existing building was constructed prior to the adoption of either the site standards of Section 450.4 of this code or local flood-resistant requirements, then the addition and all patient support areas and utilities for the addition as described in this section shall either be designed and constructed to meet the requirements of Section 450.4.2.2.1 of this code or be designed and constructed to meet the dry flood proofing requirements of Section 1612 of this code.~~

**(SP10498 AM A1)**

#### 450.4.2.2.1

~~Except as permitted by Section 1612 of this code, **The lowest floor of all new facilities shall be elevated to not lower than the base flood elevation as defined in Section 1612 of this code, plus 2 feet, the 500 year flood elevation as defined in ASCE 24, or to the height of hurricane Category 35 (Saffir-Simpson scale) surge inundation elevation, as described by the Sea, Lake, and Overland Surge (SLOSH) from Hurricanes model developed by the Federal Emergency Management Agency (FEMA), United States Army Corps of Engineers (USACE), and the National Weather Service (NWS), whichever is higher. Strengthens the code by requiring elevation to above the 500 year flood elevation and removes language that can be misinterpreted to apply these requirements only to facilities located in the flood hazard area as defined by section 1612.**~~

**(SP10362 AM A2)**

## Comment on SP 10484

SP10484

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I am the maker of SP10484. This exclusion was inadvertently omitted when the reference standards were updated. This section is excluded from adoption because it allows a subpar treatment area in the emergency room.

### Text of Modification

FGI The Facility Guidelines Institute  
9750 Fall Ridge Trail  
St. Louis, MO 63127

Standard referenced number Title

GHCF—18 22 Guidelines for Design and Construction of Hospitals, excluding section 2.2-3.1.3.6 (6) Low-acuity patient treatment area

GHCF—18 22 Guidelines for Design and Construction of Outpatient Facilities

GHCF—18 22 Guidelines for Design and Construction of Residential Health, Care, and Support Facilities (~~First Printing 2018~~)