

## Comparison of the Requirements of the 7th Edition Florida Building Code (2020) for Coastal Construction Control Line (Sec. 3109) and Flood Hazard Areas (Sec. 1612, Sec. R322, and ASCE 24-14)

\*\*\* This Comparison is provided for guidance ONLY; the provisions of the FBC prevail. \*\*\*

7th Edition FBC, Building:

- Section 1612 applies to buildings and structures in flood hazard areas
- Section 3109 applies to habitable structures seaward of the CCCL
- Sec. 202 defines Coastal A Zone; coastal high hazard area; dry floodproofing; flood hazard area; special flood hazard area; substantial damage; substantial improvement
- Sec. 3109.2 defines allowed use; Coastal Construction Control Line; combined total storm tide elevation (value); design grade; fifty-foot setback line; habitable structure; low-rise building; lowest floor; lowest horizontal structural member; 100-year storm

7th Edition FBC, Residential:

- Sec. R301.2.5: structures seaward of the CCCL shall be designed in accordance with Sec 3109 of FBCB
- Sec. R322.1.11: structures seaward of the CCCL shall be designed in accordance with Sec 3109 of FBCB and "the more restrictive provisions shall govern."

Florida Building Code Resources). Also see the BASF Fact Sheet on CCCL: https://www.floridadisaster.org/dem/mitigation/floodplain/community-resources/ (look under

	CCCL	CCCL and Zone V or	CCCL and Zone A/AE	CCCL and Zone X
		Coastal A Zone		
Section 3109	Section 3109 applies to	Section 3109 applies to	Section 3109 applies to	Section 3109 applies to
Scope	construction, substantial	habitable structures and Sec.	habitable structures and Sec.	habitable structures.
(applicable to)	improvement, and repair of	1612 applies to structures in	1612 applies to structures in	
	substantial damage of habitable	flood hazard areas that are not	flood hazard areas that are not	
	structures (Note 1) entirely or	habitable structures.	habitable structures.	
	partly seaward of the CCCL (or			
	seaward of the 50-foot setback			
	line, if applicable).			

Note 1: HABITABLE STRUCTURE. Structures designed primarily for human occupancy. Typically included within this category are residences, hotels and restaurants

	CCCL	CCCL and Zone V or Coastal A Zone	CCCL and Zone A/AE	CCCL and Zone X
Approval prior	Sec. 3109.1.2 environmental	Sec. 3109.1.2 environmental	Sec. 3109.1.2 environmental	Sec. 3109.1.2 environmental
to construction	permit from the Florida DEP	permit from the Florida DEP	permit from the Florida DEP	permit from the Florida DEP
	required prior to the start of	required prior to the start of	required prior to the start of	required prior to the start of
	construction.	construction.	construction.	construction.
Design and	Sec. 3109 and Sec. 1612, as	Sec. 3109 and Sec. 1612 (Note	Sec. 3109 and Sec. 1612 (Note	Sec. 3109 only.
Construction	applicable.	2*).		
Flood loads	Sec. 3109.3.1 Flood loads per	Sec. 3109.3.1 for load	Sec. 3109.3.1 for load	Sec. 3109.3.1 for load
	ASCE 7, Chapter 5	calculation, the stillwater depth	calculation, the stillwater depth	calculation, the stillwater depth
		is the difference between	is the difference between	is the difference between
		design grade and the higher of	design grade and the DEP	design grade and the DEP
		stillwater per FIS or DEP	combined total storm tide	combined total storm tide
		combined total storm tide	elevation for a 100-year return	elevation for a 100-year return
		elevation for a 100-year return	period.	period.
		period.		
Foundation	<ul> <li>Sec. 3109.3.2 and ASCE 24,</li> </ul>	<ul> <li>Sec. 3109.3.2 and ASCE</li> </ul>	<ul> <li>Sec. 3109.3.2 and ASCE</li> </ul>	<ul> <li>Sec. 3109.3.2 and ASCE</li> </ul>
	Section 4.5 (except shallow	Section 4.5 (except shallow	Section 4.5 (except shallow	Section 4.5 (except shallow
	foundations and stemwalls	foundations and stemwalls	foundations and stemwalls	foundations and stemwalls
	not permitted)	not permitted)	not permitted)	not permitted)
	<ul> <li>Sec. 3109.3.2.1 Piles or</li> </ul>	Note Commentary for ASCE	FBC, Residential R322.2	
	columns (specifics for	4.5 states shear walls	does not limit the type of	
	spacing to diameter, tops of	"should be avoided" for low-	foundation in Zone A/AE	
	grade bearits and pile caps,	rise pullaings in Zone V	(other than CAZ), with the	
	Con 2400 2 Con Cardion,	• 1 DC, Nesidelliai Nozz.o.o	indication that shear walls	
	• Sec. 3109.3.2.2 Shear Walls	allows only pilings and	are permitted (as is elevating	
	(white specific illustrations)	shear walls) and in Coastal A	Oli III)	
		Zono milina politimana and		
		backfilled stem wells are		
		permitted (not shear walls)		

Note 2\*: 1612.4 Design and construction. The design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas and Coastal A Zones, shall be in accordance with Chapter 5 of ASCE 7 and with ASCE 24.

	CCCL	CCCL and Zone V or Coastal A Zone	CCCL and Zone A/AE	CCCL and Zone X
Elevation	Sec. 3109.3.3 bottom of the lowest horizontal structural	<ul> <li>Elevation per ASCE 24 (Table 4-1)</li> </ul>	<ul> <li>Elevation specified by the jurisdiction</li> </ul>	<ul> <li>Elevation specified by the iurisdiction</li> </ul>
	member of the lowest floor at or	Elevation specified by the	<ul> <li>100-year storm elevation</li> </ul>	<ul> <li>100-year storm elevation</li> </ul>
	above the higher of (see bullets	jurisdiction	determined by DEP in 1999	determined by DEP in 1999
	in columns based on flood	100-year storm elevation	report (may request a site-	report (may request a site-
	zone):	determined by DEP in 1999	specific determination from	specific determination from
		report (may request a site-	DEP)	DEP)
		specific determination from		
		DEP)		
Walls below the	Sec. 3109.3.4 #1 breakaway	<ul> <li>Sec. 3109.3.4 #1 breakaway</li> </ul>	<ul> <li>Sec. 3109.3.4 #1 breakaway</li> </ul>	<ul> <li>Sec. 3109.3.4 #1 breakaway</li> </ul>
elevation	walls per ASCE 24 Sec. 4.6	walls per ASCE 24 Sec. 4.6	walls per ASCE 24 Sec. 4.6	walls per ASCE 24 Sec. 4.6
required by	using lesser of flood loads in	using lesser of flood loads in	using lesser of flood loads in	using lesser of flood loads in
Sec. 3109.3.3	Sec. 3109.3.1.	Sec. 3109.3.1	Sec. 3109.3.1	Sec. 3109.3.1
		Sec. 3109.3.4 #4, breakaway	<ul> <li>Sec. 3109.3.4 #4, breakaway</li> </ul>	• Sec. 3109.3.4 #4(b),
		walls shall have flood	walls shall have flood	breakaway not required to
		openings except for (a)	openings except for (a)	have flood openings
		shear walls per Sec.	shear walls per Sec.	
		3109.3.2.2 and (c) dry	3109.3.2.2 and (c) dry	
		floodproofed walls	floodproofed walls	
		(nonresidential only,	(nonresidential only)	
		permitted in CAZ by Sec.		
Elevator shafts	<ul> <li>Sec, 3109.3.4 #2 elevator</li> </ul>	Sec. 3109.3.4 #2 elevator	<ul> <li>Sec. 3109.3.4 #2 elevator</li> </ul>	<ul> <li>Sec. 3109.3.4 #2 elevator</li> </ul>
and stairways	shafts and stairways per	shafts and stairways per ASCE	shafts and stairways per	shafts and stairways per
	ASCE 24 (ASCE 24 Sec. 7.5	24 (ASCE 24 Sec. 7.5 for	ASCE 24 (ASCE 24 Sec. 7.5	ASCE 24 (ASCE 24 Sec. 7.5
	for elevators and Sec. 8.1 for	elevators and Sec. 8.1 for	for elevators and Sec. 8.1 for	for elevators and Sec. 8.1 for
	stairways)	stairways).	stairways)	stairways)
	• Sec. 3109.3.4 #3		• Sec. 3109.3.4 #3	• Sec. 3109.3.4 #3
	nonresidential buildings		nonresidential buildings	nonresidential buildings
	outside of Zone V, "stairways		outside of Zone V, "stairways	outside of Zone V, "stairways
	not required to breakaway		not required to breakaway	not required to breakaway
	provided walls have flood		provided walls have flood	provided walls have flood
	openings"		openings"	openings"

Enclosures:	CCCL Sec. 3109 3.4 #3 popresidential	CCCL and Zone V or Coastal A Zone	CCCL and Zone A/AE
Enclosures:	Sec. 3109.3.4 #3 nonresidential	<ul> <li>Sec. 3109.3.4 #5a, "solely</li> </ul>	• Sec. 3109.3.4 #3
uses permitted	buildings outside of Zone V,	for parking of vehicles,	nonresidential buildings
	"small mechanical and	building access, or storage"	outside of Zone V, "small
	electrical rooms with dry	• Sec. 3109.3.4 #5b,	mechanical and electrical
	floodproofingnot required to	"Enclosures above the	rooms with dry
	be breakaway".	elevation specified in ASCE	floodproofingnot required
		24 or by the jurisdiction and	to be breakaway"
		below the 100-year storm	<ul> <li>Sec. 3109.3.4 #5a, "solely</li> </ul>
		elevation, shall be limited	for parking of vehicles,
		to allowed use" (Note 3†)	building access, or storage"
			• Sec. 3109.3.4 #5b,
			"Enclosures above the
			elevation specified in ASCE
			24 or by the jurisdiction and
			below the 100-year storm
			elevation, or enclosures with
			dry floodproofing to the
			elevation specified in ASCE
			24 or by the jurisdiction, shall
			be limited to allowed use"
			(Note 3†)

other bars, snack bars, commercial grills with portable cooking equipment, commercial dining areas where the permanent kitchen is located landward of the coastal construction storm elevation, includes, but is not limited to use for parking of vehicles, storage, building access, small mechanical and electrical rooms, retail shops, commercial pool bars and house facilities; and uses of a similar nature that are not spaces for living, sleeping or cooking. control line or above the 100-year storm elevation, toilet rooms and bathrooms, cabanas, recreational spaces such as gyms and card rooms, commercial service/storage/back-of-Note 3<sup>th</sup> ALLOWED USE. For the purpose of Section 3109.3.4, use of enclosures above, or with dry floodproofing to, the elevation specified in ASCE 24 and below the 100-year

	CCC	Coastal A Zone	CCCL and Zone A/AE	CCCL and Zone X
Structural slabs below the	Sec. 3109.3.5 structural slabs not required to be breakaway if	Sec. 3109.3.5 and ASCE 24:  • 4.5.1 "Foundation systems	Sec. 3109.3.5 and ASCE 24 9.3 specifies design	Sec. 3109.3.5 structural slabs not required to be breakaway if
100-year storm elevation	designed to withstand flood loads	shall be free of obstructions and attachments that will transfer flood forces to the	requirements for slabs used as parking pads, enclosure floors, landings, decks, walkways,	designed to withstand flood loads
		structural system or that will restrict or eliminate free	patios, and similar uses.	
		passage of water and		
		<ul> <li>4.5.8 specifies concrete</li> </ul>		
		slabs only "that support		
		columns or walls"		
		requirements for slabs used		
		as parking pads, enclosure		
		floors, landings, decks,		
		walkways, patios, and similar		
Elevation	Sec. 3109.1.3 upon	Sec. 3109.1.3 upon	Sec. 3109.1.3 upon	Sec. 3109.1.3 upon
Certification	placement of the lowest	placement of the lowest	placement of the lowest	placement of the lowest
	horizontal structural member of	horizontal structural member of	horizontal structural member of	horizontal structural member of
	the <i>lowest floor</i> and prior to	the <i>lowest floor</i> and prior to	the <i>lowest floor</i> and prior to	the lowest floor and prior to
	certification of the elevation of	certification of the elevation of	certification of the elevation of	certification of the elevation of
	the bottom of the lowest	the bottom of the lowest	the bottom of the lowest	the bottom of the lowest
	horizontal structural member of	horizontal structural member of	horizontal structural member of	horizontal structural member of
	the lowest floor.	the lowest floor.	the lowest floor.	the lowest floor.
Attendant Utilities and	Not specifically addressed	ASCE 24 Chapter 7	ASCE 24 Chapter 7	Not specifically addressed

	CCCL	CCCL and Zone V or Coastal A Zone	CCCL and Zone A/AE	CCCL and Zone X
Documentation	Sec. 3109.4 in addition to	Sec. 3109.4 in addition to	Sec. 3109.4 in addition to	Sec. 3109.4 documentation
	documentation per Sec.	documentation per Sec.	documentation per Sec.	prepared, signed, and sealed
	1612.4, where applicable,	1612.4, where applicable,	1612.4, where applicable,	by registered PE for site-
	documentation prepared,	documentation prepared,	documentation prepared,	specific determination of design
	signed, and sealed by	signed, and sealed by	signed, and sealed by	grade and shear wall
	registered PE for site-specific	registered PE for site-specific	registered PE for site-specific	certifications per Sec. 3109.3.2.
	determination of design grade	determination of design grade	determination of design grade	
	and shear wall certifications per	and shear wall certifications per	and shear wall certifications per	
	Sec. 3109.3.2.	Sec. 3109.3.2.	Sec. 3109.3.2.	
Existing	<ul> <li>FBC Existing Building</li> </ul>	<ul> <li>FBC Existing Building</li> </ul>	<ul> <li>FBC Existing Building</li> </ul>	<ul> <li>FBC Existing Building</li> </ul>
structures	<ul> <li>Sec. 3109.1.1 Modification,</li> </ul>	<ul> <li>Sec. 3109.1.1 Advisory Note.</li> </ul>	<ul> <li>Sec. 3109.1.1 Advisory Note.</li> </ul>	<ul> <li>Sec. 3109.1.1 Modification,</li> </ul>
	maintenance or repair of	If the modification or repair is	If the modification or repair is	maintenance or repair of
	existing habitable structures.	determined to be a	determined to be a	existing habitable structures.
	The requirements of Section	substantial improvement or	substantial improvement or	The requirements of Section
	3109 do not apply to the	substantial damage, and if	substantial damage, and if	3109 do not apply to the
	modification, maintenance or	the building is located in a	the building is located in a	modification, maintenance or
	repair of existing habitable	special flood hazard area	special flood hazard area	repair of existing habitable
	structures, provided all of the	(Zone A and Zone V)	(Zone A and Zone V)	structures, provided all of the
	following apply to the	established in Section	established in Section	following apply to the
	modification, maintenance,	1612.3, the requirements of	1612.3, the requirements of	modification, maintenance,
	or repair:	Florida Building Code,	Florida Building Code,	or repair:
	<ol> <li>Is within the limits of the</li> </ol>	Existing Building applicable	Existing Building applicable	1. Is within the limits of the
	existing foundation.	to flood hazard areas shall	to flood hazard areas shall	existing foundation.
	<ol><li>Does not require,</li></ol>	apply.	apply	<ol><li>Does not require,</li></ol>
	involve or include any			involve or include any
	additions to, or repair or			additions to, or repair or
	modification of, the existing			modification of, the existing
	foundation.			foundation.
	<ol><li>Does not include any</li></ol>			<ol><li>Does not include any</li></ol>
	additions or enclosures			additions or enclosures
	added, constructed, or			added, constructed, or
	installed below the <i>lowest</i>			installed below the <i>lowest</i>
	floor or deck.			floor or deck.