

**PUTNAM COUNTY
PLANNING & DEVELOPMENT SERVICES**

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COMMERCIAL CONSTRUCTION WITHIN SPECIAL FLOOD HAZARD

Where construction occurs in a special flood hazard, the applicant must document the intended construction practice in accordance with 2004 Florida Building Code (FBC), Section 3110.1, which promotes “the public health, safety, and general welfare and to minimize[s] public and private losses resulting from flood conditions”. Additionally, FBC section 1603.1.7, and 1605.2.2, calls for specific design criteria. These criteria are typically documented directly on the face of plans and specifications as the basis for design.

When building within a special flood hazard area, construction documents must include an engineered design pursuant to 2004 FBC section 105.3.1.2. These engineered documents must address the following design considerations:

1. Elevation of the structure relative to the design flood elevation (DFE)
2. Foundations and geotechnical factors
3. Damage to the structure up to and during the design flood
4. Obstructions or enclosures below DFE
5. Structural connections
6. Use of flood-damage-resistant materials
7. Flood proofing
8. Utilities
9. Means of egress
10. Adverse impacts to other structures and property.

The construction documents must clearly indicate the special flood hazard designation, the anticipated flood depth, foundation design resisting flood forces resulting from hydrodynamic, hydrostatic, soil inundation from water, scour, flood plain displacement, structural flood proofing methods complying with FEMA Technical Bulletin 3 – 93 and upheaval. As an alternative, the placement of engineered fill addressing flood plain displacement, and water inundation could be used as a form of flood proofing by removing the foundation from the flood hazard.

Additionally, the foundation could be prescriptively designed as an open or vented foundation utilizing a raised wood/concrete floor. Prescriptive foundation design must be submitted in compliance with FEMA Technical Bulletin 1-93.

If you are considering building within a special flood hazard and have additional concerns contact the Putnam County Building Division at:

(386) 329 - 0307