



NOTICE TO INDUSTRY

Properties Located in Flood Hazard Areas, Coastal High-Hazard Areas and Coastal A Zones - Documentation shall be prepared and sealed by a registered *design professional*.

This notice serves as a reminder to all builders, developers, contractors, design professionals, and other stakeholders that all construction documents submitted under Florida Building Code Sections 1612.5 and R322.3.9 must comply with the following requirement:

Construction documents shall be prepared and sealed by a registered design professional, verifying that the design and methods of construction meet the applicable criteria of section 1612.5 and R322.3.9 of the Florida Building Code.

This includes, but is not limited to:

- Site plan
- Architectural plan
- Structural plan
- Boundary survey
- Other related documentation

Effective June 1, 2025, this will be strictly enforced.

All permit applications must include this sealed documentation to be considered for approval.

Failure to comply will result in delays or rejections of project submissions.

Please ensure that your design and construction teams are aware of this requirement and that all future submittals are prepared accordingly.

R322.3 Coastal high-hazard areas (including V Zones and Coastal A Zones, where designated).

Areas that have been determined to be subject to wave heights in excess of 3 feet (914 mm) or subject to high-velocity wave action or wave-induced erosion shall be designated as coastal high-hazard areas. Flood hazard areas that have been designated as subject to wave heights between 1½ feet (457 mm) and 3 feet (914 mm) or otherwise designated by the jurisdiction shall be



designated as Coastal A Zones. Buildings and structures constructed in whole or in part in coastal high-hazard areas and coastal A Zones, where designated, shall be designed and constructed in accordance with Sections R322.3.1 through R322.3.10.

R322.3.9 Construction documents.

The *construction documents* shall include documentation that is prepared and sealed by a registered *design professional* that the design and methods of construction to be used meet the applicable criteria of this section.

1612.5 Flood hazard documentation.

The following [documentation shall be prepared and sealed by a licensed professional surveyor and mapper or a registered design professional, as applicable, and submitted to the building official:](#)

1. For construction in *flood hazard areas* other than *coastal high hazard areas* or *coastal A zones*:
 - 1.1. The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Section 110.3, Building, 1.1 and for the final inspection in Section 110.3, Building, 5.1.
 - 1.2. For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, *construction documents* shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.
 - 1.3. For *dry floodproofed* nonresidential buildings, *construction documents* shall include a statement that the *dry floodproofing* is designed in [accordance with ASCE 24 and shall include the flood emergency plan specified in Chapter 6 of ASCE 24.](#)
 - 1.4. [For dry floodproofed nonresidential buildings, the elevation to which the building is dry floodproofed as required for the final inspection in Section 110.3, Building, 6.1.](#)
2. For construction in *coastal high hazard areas* and *coastal A zones*:
 - 2.1. The elevation of the bottom of the lowest horizontal structural member as required by the lowest floor elevation inspection in Section 110.3, Building, 1.1 and for the final inspection in Section 110.3, Building, 5.1.



- 2.2. *Construction documents* shall include a statement that the building is designed in accordance with ASCE 24, including that the pile or column foundation and building or structure to be attached thereto is designed to be anchored to resist flotation, collapse and lateral movement due to the effects of wind and flood loads acting simultaneously on all building components, and other load requirements of Chapter 16.
- 2.3. For breakaway walls designed to have a resistance of more than 20 psf (0.96 kN/m²) determined using allowable stress design, *construction documents* shall include a statement that the breakaway wall is designed in accordance with ASCE 24.
- 2.4. [For breakaway walls where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.](#)