

St Lucie County

Planning and Development Services

Building and Code Regulations

Construction Information for Habitable Structures Seaward of the CCCL

To assist the Designers and Contractors working in those areas seaward of the Coastal Construction Control Line (CCCL), St Lucie County has put together these guidelines which are to be enforced during plan review and construction of habitable structures as defined in the Florida Building Code in Section 3109.2.

Standards for Design and Construction Seaward of the Coastal Construction Control Line (CCCL) as Established by the Florida Department of Environmental Protection (FDEP) and the Florida Building Code are found in the Florida Building Code – Building, Florida Building Code – Residential, ASCE24-14 and the guidelines published by Building a Safer Florida found on the Florida Department of Environmental Protection website, and attached to this document.

These standards are presented to assist the construction industry in the Treasure Coast area with developing plans and constructing habitable residential structures as defined in the Florida Building Code, Building, section 3109.2. Residential structures are referred to Chapter 3109 by Section R301.2.5 of the Florida Building Code, Residential volume. This document is published to assist in answering the most common questions and construction violations that have been found to arise. In addition to the guidelines, other code sections and volumes, such as the Florida Building Code – Energy Conservation also apply to construction and must be adhered to. In addition, FEMA Flood Zone compliance is required and is different than the Florida Building Code. Please watch your flood zone! This document is not intended to capture every requirement related to construction or renovation seaward of the CCCL, however, answers the most common questions. Adherence to these guidelines will help your project to be completed with the least amount of holdup that we can offer. Thank you in advance for helping us help you and conforming to the guidelines

Design of habitable residential structures seaward of the CCCL must include:

- 1) Compliance with 3109 FBC-B (R301.2.5) as applicable
- 2) This information is related to State of Florida CCCL compliance and does not replace or change any compliance with FEMA flood regulations or local floodplain management regulations, those rules also apply and are not covered in this document
- 3) All designs are to be on piling and beam type construction (3109.3.2)
- 4) Bottom elevation of lowest structural member is to be as established by one of the methods found in FBC-B 3109.3.3, which states:

The bottom of the lowest horizontal structural member of the lowest floor shall be at or above the higher of the following:

1. The elevation specified in ASCE 24 Chapter 4 if the structure is in a coastal high hazard area or Coastal A Zone;
2. The elevation specified by the jurisdiction; or
3. The 100-year storm elevation determined by the Florida Department of Environmental Protection in the report titled “One-Hundred-Year Storm Elevation

Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line” (1999). An applicant may request determination of a site-specific 100-year storm elevation (see definition).

- 5) DEP permit is required to be submitted prior to the start of construction (3109.1.2)
- 6) No habitable space is permitted below the Lowest Horizontal Structural Member (LHSM) (See definition of Allowed Use in 3109.2 Definitions)
- 7) Any wall below the LHSM, other than a shear wall, must have flood vents and be designed as frangible (breakaway) and designed to break away at not more than a load of 20 psf (pounds per square foot) per ASCE 24 (3109.3.4)
- 8) Definition from ASCE 24-14: **Breakaway Wall**—Any type of wall subject to flooding that is not required to provide structural support to a building or other *structure* and that is designed and constructed such that, under *base flood* or lesser flood conditions, it will collapse under specific lateral loads in such a way that (1) it allows the free passage of floodwaters, and (2) it does not damage the structure or supporting foundation system.
- 9) Any shear wall shown on the plans must be justified as necessary for structural strength and transfer of loads (3109.3.3.2)
- 10) Shear walls are limited to 20% of the building width without additional justification (3109.3.3.2)
- 11) Slabs below the LHSM must be frangible or be designed by a Florida Registered Engineer as structural (3109.3.5)
- 12) Any equipment below the LHSM must be located on a shear wall (ASCE 24-14 4.6.1)
- 13) No electrical, plumbing, mechanical or gas may be in, on or pass through frangible portions of the structure (ASCE 24-14 4.6.1)
- 14) Areas below the LHSM must be identified on the plans as “Non-Habitable”
- 15) Small bathrooms are permitted below the LHSM
- 16) Some equipment, including washers and dryers are permitted below the LHSM, however, the areas are to be identified as “Non-Habitable” and must be minimal
- 17) In other than “V” zones, small equipment rooms for electrical, mechanical or laundry may be permitted below the LHSM, however, no portion is to mounted on, in or pass through frangible portions and must comply with all SFHA and local floodplain management regulation requirements, as applicable
- 18) In addition to this information, please refer to the guide published by Building a Safer Florida (BASF) and attached to this document



BASF 2017
CCCL_061217revA_m