



Palm Coast's Technical Amendments to the Florida Building Code



Comparison of Palm Coast's Technical Amendments to the Florida Building Code

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. **The term also includes flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event on average equals or exceeds 25 percent of the market value of the structure before the damage occurred.**



Comparison of Palm Coast's Technical Amendments to the City of Jacksonville

From City of Jacksonville Ordinance - Floodplain Management
Chapter 652, Part 9 Definitions

Substantial damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. **The term also includes flood-related damage sustained by a structure on two separate occasions during a 100-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.**



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SUBSTANTIAL IMPROVEMENT. Any **combination of** repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure **taking place during a 10-year period**, the **cumulative** cost of which equals or exceeds fifty (50) percent of the market value of the building or structure before the improvement or repair is started. **The period of accumulation begins when the first improvement or repair of each building is permitted subsequent to August 19, 2008.** If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

- (1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- (2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.



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From City of Jacksonville Ordinance –Floodplain Management
Chapter 652, Part 9 Definitions

Substantial improvement. Any **combination of** repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure **taking place during a ten-year period**, the **cumulative** cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. **For each building or structure, the ten-year period begins on the date of the first improvement or repair of that building or structure.** If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

(a) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

(b) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.



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Added to FBC, Building 1612.4 Design and construction:

1612.4.2 Elevation requirements. The minimum elevation requirements for coastal high hazard areas (Zone V) and Coastal A Zones shall be as specified in ASCE 24 or the base flood elevation plus 2 feet (610 mm), whichever is higher.

1612.4.3 Additional requirements for enclosed areas. In addition to the requirements of ASCE 24, enclosed areas below the design flood elevation shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators.