

As of December 31, 2017, all permits for one and two family residential dwellings located in a flood hazard area must be built an additional twelve inches higher than current requirements. The twelve-inch freeboard requirement was adopted in the 6th Edition of the Florida Building Code- Residential 322.2.1 which states:

“Buildings and structures in flood hazard areas, including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.”

Please forward this information to your architects, engineers and development personnel.

For more information, please call 941.575-3380 or email buildingdept@pgorda.us.

The 12” freeboard will be the total and not an addition to the existing .25’ requirement. Structural fill will still be limited to 12” above the crown of the fronting road or street and will continue to be enforced per the Punta Gorda Floodplain Management Code.

Please be aware that in some instances pool cages may require guard protection and stairs may require handrails.

If you have signed contracts for projects that are in the process of being prepared for permit application you may submit a copy of the contract prior to December 1st and we will accept the application under the present code until February 1st, 2018.

Thank you for your attention to this matter,

Randall Cole, CBO, CFM