



Monroe County Growth Management Division Building Department

Middle Keys/Main Office: 2798 Overseas Highway, Marathon, FL (305) 289-2501
Lower Keys office: 5503 College Rd., Key West, FL (305) 295-3990
Upper Keys offices: 102050 Overseas Hwy., Key Largo, FL (305) 453-8800
11601 CR 905, Key Largo, FL (305) 453-8765

NOTICE - CODE CHANGES

Please be advised that:

- **The Florida Building Code SIXTH Edition and the National Electric Code 2014 become effective on December 31, 2017. All permit applications and plans submitted on/or after that date must comply with this edition.**
- **The Fire Sixth Edition becomes effective on December 31, 2017 as well. All permits ISSUED on/or after that date must comply with this edition.**

To view building code online visit www.floridabuilding.org.

Gearing up for FBC 6th Edition FBC changes to FLOOD Provisions:

References to changes to the Flood Provisions:

[Flood Provisions of the 6th Edition Florida Building Code](#)

(Includes details on changes from 5th Edition FBC)

[Highlights of ASCE 24-14 Flood Resistant Design and Construction](#)

(FEMA)

[Flood Resistant Construction and the 6th Edition Florida Building Code](#)

(Fact Sheet by Building a Safer Florida, BASF)

Summary of Most Significant FLOOD PROVISION Changes from the 5th Ed. FBC:

1. Coastal A Zone and Limit of Moderate Wave Action: New definitions: CAZ delineated by LiMWA if on FIRM or if designated by the community. Requires buildings in CAZ to be designed according to Zone V requirements with two exceptions: backfilled stemwalls and dry floodproofing (nonresidential only), if designed to account for wave loads, scour and erosion.
2. FBC, Building requires buildings in SFHA to be designated by Flood Design Class, per ASCE 24.
3. ASCE 24 updated to 2014 edition.
4. FBC, Residential modified consistent with ASCE 24-14:
 - a. Requires minimum elevation of lowest floor (Zone A) or bottom of the lowest horizontal structural member of the lowest floor (Zone V and CAZ) is BFE + 1 foot.
 - b. Clarifies flood provisions apply to substantial improvement and repair of substantial damage and if dwelling in more than one flood zone, the more restrictive requirements apply.
 - c. Specifies determination of net open area of flood openings and separates installation requirements into new subsection.
 - d. Requires all walls to have flood openings, including breakaway walls.
 - e. Requires dwellings in Zone V and CAZ to have an exterior door at the top of stairs that provide access to the dwelling and that are enclosed by walls.
 - f. Adds requirements for tanks.

PLEASE NOTE:

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. (FBC 105.3.2 Time limitation of application)