

The following generator policy is effective as of March 21, 2008. Said policy (approved by the Director) supersedes the previous policies circulated in the Plan Review Services Division.

FOREWORD

This new policy has been developed using guidance provided by the Federal Emergency Management Agency (FEMA), and is predicated on the distinction between pre-firm and post firm homes, as well as on properties within Flood Zones and those outside of any Flood Zones (Zone X).

Policy Definitions:

PRE-FIRM: Built before 1974 (the enactment of Chapter 11C) and has not been substantially improved

POST-FIRM: Built after 1974 (the enactment of Chapter 11C) or a substantially improved property built before 1974.

PRE-FIRM AND POST-FIRM NOT WITHIN A FLOOD ZONE (i.e. WITHIN AN X-ZONE)

Those homes built prior to 1974 (Pre-Firm) which have not been substantially improved or any home on an X zone, can be approved to match the existing lowest floor of the house or with a minimum generator elevation of 12 inches above grade whichever is highest and a 187 hold shall be placed for a final flood inspection. Applicant must call DERM Floodplain Program at 786-315-2800 to schedule final inspection.

To quickly summarize:

- Generators must match the existing lowest floor of the house or be 12-inches above grade, whichever is highest.
- Plans shall include a note stating "Proposed to match existing F.F.E. or 12" above grade, whichever is highest." If plans do not include this note, they will be disapproved.
- A 187 Hold will be placed for inspection.

If the professional of record prefers, an elevation 8-inches above the County Flood Criteria (CFC) and an elevation at or above the Base Flood Elevation (BFE, if in a Flood Zone) can be proposed. In this case, a 186 hold shall be placed for a Final Elevation Certificate. Refer to POST-FIRM requirements below for summary.

POST-FIRM WITHIN A FLOOD ZONE (i.e. AH, AE; SUPERVISOR APPROVAL REQUIRED FOR V ZONES and A ZONES)

Post Firm structures within Flood Zones or structures that have been substantially improved and are within a Flood Zone, will need to either be placed at an elevation 8-inches above the CFC or at (or above) BFE, whichever is highest. A final elevation certificate will be required in this case.

To quickly summarize:

- Generator must be above the BFE or 8-inches above the County Flood Criteria, whichever is highest. If provided, a Crown of Road (COR) elevation, COR + 8" is still acceptable (if it also complies with above requirements).

- The proposed Generator Pad Elevation shall be shown on the plans.
- A 186 hold will be placed for Elevation Certificate.

Condition	Pre-FIRM (prior to January 1974) & X-Zone	Post-FIRM (after to January 1974) SFHA	Pre FIRM with Substantial Improvement/Damages
BFE	NO	YES	YES
CFC+8"	NO	YES	YES
COR+8"	NO	NO	NO
Higher of: 1). match lowest finished floor 2). 12" above grade	YES	NO	NO
Elevation Certificate	NO	YES	YES
Flood Inspection	YES	NO	NO

- Notes:
- (1) Policy only applies to Single Family Residential and Duplex.
 - (2) Pre-Firm can utilize Post-Firm Conditions (including EC) to comply and not set pad 12" above grade.
 - (3) **Plan will only be approved if all elevations are shown correctly on plans.**