

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.

<b>Condition</b>	<b>Pre-FIRM (prior to January 1974) &amp; X-Zone</b>	<b>Post-FIRM (after to January 1974) SFHA</b>	<b>Pre FIRM with Substantial Improvement/Damages</b>
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.**