



February 20, 2014

**MEMORANDUM**

**BULLETIN G-01-14**

***This Bulletin Supersedes Bulletin G9-00***

TO: All Permit Applicants

FROM: Thomas H. Goldsbury, P.E., C.B.O.

Acting Chief, Building Inspection Division

**SUBJECT: Lot Grading and Finished Floor Elevations**

When subdivision site plans are submitted for review, the engineer does not normally know the construction type (wood frame, masonry, etc.) or the cladding to be used on the individual homes. The purpose of this bulletin is to provide a typical finish floor elevation above grade which will be accepted for subdivision design.

Florida Building Code (FBC) requires that "Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (6" for **Grade**) within the first 10 feet". In addition, the FBC states that "Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches where masonry veneer is used and a minimum of 6 inches elsewhere". The FBC also references "In order to provide for inspection for termite infestation, clearance between exterior wall coverings (brick veneer and CMU are exceptions) and final earth grade on the exterior of a building shall not be less than 6 inches (6" for **Clearance**)". Where wood, vinyl, stucco, or other synthetic siding is used, the bottom of the siding should extend a minimum of 1" below the slab to prevent water intrusion (1" for **Water Intrusion**).

The net effect of these regulations is that minimum finished floor elevation should be at least 13" (**Grade + Clearance + Water Intrusion**) or 1.1ft above the mid-point



elevation as defined below on each lot. In addition, the 6 inches of fall should create a swale along the sides and possibly front and rear of each lot to allow the lot to drain properly and to prohibit any flooding in the home.

*(The remainder of this bulletin is unchanged from Bulletin G9-00)*

The following additional information shall be provided during the permitting and inspection processes for all residential buildings:

#### PERMIT APPLICATIONS

1. The plot plan shall include elevations along the side lot lines at the mid-point of the lot for "A" and "C" grade lots. The mid-point elevations should be the average of the front and rear elevations along the side lot line where the mid-point is located. For "B" grade lots the mid-point elevation shall be in the location and elevation specified by the approved Lot Grading Plan.
2. All permit applications shall include a photocopy of a portion of the approved Lot Grading Plan (when such a plan exists) which shows the lot that a permit is being applied for as well as all lots that are adjacent to that lot.

#### INSPECTIONS

1. At the time of the slab inspection, the inspector shall either be provided with a survey certifying that the forms are set to the approved finished floor elevation, or 2 grade stakes, with the finished floor elevation shown, shall be set by a licensed surveyor within approximately 3-5 feet of the form boards at the opposite corners of the structure. The finished floor elevation per the survey and/or grade stakes shall be at or above the minimum finished floor elevation per the approved Lot Grading Plan/Plot Plan and in the case of monolithic slabs, shall be no higher than 6 inches above such minimum finished floor elevation. In the case of stem wall foundations, the finished floor elevation may be set at any reasonable elevation above the minimum floor elevation provided the proposed side/rear grades are not changed.
2. Any request to **raise or lower** the monolithic slab elevation **must** be submitted by a registered professional engineer and approved by the Drainage Section of Development Services prior to pouring concrete.