



Informal Interpretation Report Number 7622



Date September 16, 2015

Edition 2014

Section 322.3.3.1

Question:

Is it the intent of the "Florida Building Code 322.3.3.1 Pools, which requires pools in coastal high hazard areas to be designed and constructed in conformance with ASCE 24, 9.5 Pools, to require for 9.5 (3), that a pool be in the ground relatively flush with the ground profile at the top of the pool deck?

Answer

No, the pools described would not be considered in the ground. One concern here is keeping the pool in the ground, but an increase in the flood elevation in the area caused by the pool is a large concern as well.

Commentary:

See Deemed to Comply Table A in FEMA Guide to ASCE 24, which reads as follows:

9.5 Pools

Pools must resist all flood load requirements. If attached to the structure, the pool must act as a continuation of the structure. In V Zones or Coastal A Zones, if the pool is attached to the structure, it must be above the DFE and be elevated per Section 4.4 or be designed to break away during flooding without producing damaging debris.

May cause significant cost increases for pools attached to the structure. These are ineligible costs for a HMA project, so pool requirements are the responsibility of the homeowner and must be funded by the homeowner.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.