



Informal Interpretation Report Number 9470



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Section 1612

Question:

Can a structure be supported by shallow foundations in a coastal a zone?

Answer

No, shallow foundations are not allowed in Coastal A Zones in the State of Florida. Coastal A Zones are defined by Chapter 2, and include the area between the coastal high hazard area (V Zones) or the shoreline, and the inland limit of the Limit of Moderate Wave Action. The Florida Building Code, Section 1612.5(2), 2.1 and 2.2 require that all new construction in Coastal A Zones be elevated on piles or columns and that the bottom of the lowest horizontal structural member must be located at or above the design flood elevation.

Note: ASCE 24 may allow the design professional to design shallow foundations in the Coastal A Zone, but for states that have adopted the International Codes or adopted the flood provisions of the I Codes, shallow foundations are not allowed for new construction within the Coastal A Zone. FEMA Technical Bulletin 9, section 14 provides additional guidance on this subject.

Commentary:

None.

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.