



# CITY OF SEMINOLE

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## **Important Notice for Harbor Lights Community Residents**

Subject: FEMA 50% Compliance for Substantial Improvement/ Damage Review

To ensure compliance with FEMA 50% guidelines, all residents must complete the following steps when submitting a “Substantial Improvement/ Damage Review” packet:

1. Obtain a Property Appraisal
2. Complete a Building Permit Application
3. Fill out the Substantial Improvement/ Damage Review packet
4. Obtain an Elevation Certificate

### **Important requirements:**

- Licensed Contractor Required: All electrical, mechanical, exterior plumbing, and structural repairs must be completed by licensed contractors.
- Separate permits: each trade will require a separate permit. Please include a copy of the Substantial Improvement/ Damage Review with your permit application.
- Like – For – Like Repairs Only: All Repairs must match the original manufacture specifications, as per Division of Motor Vehicles.

### **Pre- Permit Inspections:**

A pre-permit inspection will be performed before the issuance of your permit. That would include a general inspection and rough electrical inspection.

**Replacement of exterior equipment or exterior appliances damaged by flooding shall meet requirements of all Florida Building Code Sec R322.1. Florida Building Code 2023 Residential and all Florida Existing Building Code 2023 Alterations – Level 1 701.3 (see attached)**

Sheds and carports are to be excluded from this process and are permitted separately.

For further assistance or questions please contact the Building Department at 727-392-1966

# CHAPTER 7

## ALTERATIONS—LEVEL 1

### SECTION 701 GENERAL

**701.1 Scope.** Level 1 *alterations* as described in Section 602 shall comply with the requirements of this chapter. Level 1 *alterations* to *historic buildings* shall comply with this chapter, except as modified in Chapter 12.

**701.2 Conformance.** An *existing building* or portion thereof shall not be altered such that the building becomes less safe or energy efficient than its existing condition.

**Exception:** Where the current level of safety or sanitation is proposed to be reduced, the portion altered shall conform to the requirements of the *Florida Building Code, Building*.

\* [BS] **701.3 Flood hazard areas.** In *flood hazard areas*:

1. *Alterations* that constitute *substantial improvement* shall require that the building comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.

\* 2. Replacement of exterior equipment and exterior appliances damaged by flood shall meet the requirements of Section 1612 of the *Florida Building Code, Building*, or Section R322.1.6 of the *Florida Building Code, Residential*, as applicable.

### SECTION 702 BUILDING ELEMENTS AND MATERIALS

**702.1 Interior finishes.** All newly installed interior wall and ceiling finishes shall comply with Chapter 8 of the *Florida Building Code, Building*.

**702.2 Interior floor finish.** New interior floor finish, including new carpeting used as an interior floor finish material, shall comply with Section 804 of the *Florida Building Code, Building*.

**702.3 Interior trim.** All newly installed interior trim materials shall comply with Section 806 of the *Florida Building Code, Building*.

\* **702.4 Window fall prevention on replacement windows.** In Group R-2 or R-3 buildings containing dwelling units and one- and two-family dwellings and townhouses regulated by the *Florida Building Code, Residential*, window opening control devices or other window fall prevention devices complying with ASTM F2090 shall be installed where an existing window is replaced and where all of the following apply to the replacement window:

1. The window is operable;
2. One of the following applies:
  - 2.1. The window replacement includes replacement of the sash and the frame.

2.2. The window replacement includes the sash only when the existing frame remains.

3. One of the following applies:

3.1. In Group R-2 or R-3 buildings containing dwelling units, the bottom of the clear opening of the window opening is at a height less than 36 inches (915 mm) above the finished floor; or

3.2. In one- and two-family dwellings and townhouses regulated by the *Florida Building Code, Residential*, the bottom of the clear opening of the window opening is at a height less than 24 inches (610 mm) above the finished floor;

4. The window will permit openings that will allow passage of a 4-inch-diameter (102 mm) sphere when the window is in its largest opened position; and

5. The vertical distance from the bottom of the clear opening of the window opening to the finished grade or other surface below, on the exterior of the building, is greater than 72 inches (1829 mm).

**Exception:** Operable windows where the bottom of the clear opening of the window opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below, on the exterior of the room, space or building, and that are provided with window fall prevention devices that comply with ASTM F2006.

**702.5 Replacement window for emergency escape and rescue openings.** Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies and one- and two-family dwellings and townhouses regulated by the *Florida Building Code, Residential*, replacement windows shall be exempt from the requirements of Sections 1030.2 and 1030.3 of the *Florida Building Code, Building* and Sections R310.2.1, R310.2.2 and R310.2.3 of the *Florida Building Code, Residential*, provided the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. Where the replacement of the window is part of a change of occupancy, it shall comply with Section 1012.5.6.

**702.5.1 Control devices.** Window opening control devices or fall prevention devices complying with ASTM F2090 shall be permitted for use on windows required to provide emergency escape and rescue openings. After operation to release the control device allowing the window to fully open, the control device shall not reduce the

whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

**R322.1.1 Alternative provisions.** As an alternative to the requirements in Section R322, ASCE 24 is permitted subject to the limitations of this code and the limitations therein.

**R322.1.2 Structural systems.** Structural systems of buildings and structures shall be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation.

**R322.1.3 Flood-resistant construction.** Buildings and structures erected in areas prone to flooding shall be constructed by methods and practices that minimize flood damage.

**R322.1.4 Establishing the design flood elevation.** The design flood elevation shall be used to define flood hazard areas. At a minimum, the design flood elevation shall be the higher of the following:

1. The base flood elevation at the depth of peak elevation of flooding, including wave height, that has a 1 percent (100-year flood) or greater chance of being equaled or exceeded in any given year; or
2. The elevation of the design flood associated with the area designated on a flood hazard map adopted by the community, or otherwise legally designated.

**R322.1.4.1 Determination of design flood elevations.** If design flood elevations are not specified, the *building official* is authorized to require the applicant to comply with either of the following:

1. Obtain and reasonably use data available from a federal, state or other source; or
2. Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering practices used to define special flood hazard areas. Determinations shall be undertaken by a registered *design professional* who shall document that the technical methods used reflect currently accepted engineering practice. Studies, analyses and computations shall be submitted in sufficient detail to allow thorough review and approval.

**R322.1.4.2 Determination of impacts.** In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the applicant shall demonstrate that the effect of the proposed buildings and structures on design flood elevations, including fill, when combined with other existing and anticipated flood hazard area encroachments, will not increase the design flood elevation more than 1 foot (305 mm) at any point within the *jurisdiction*.

**R322.1.5 Lowest floor.** The lowest floor shall be the lowest floor of the lowest enclosed area, including *basement*, and excluding any unfinished flood-resistant enclosure that is useable solely for vehicle parking, building access or limited storage provided that such enclosure is not built

so as to render the building or structure in violation of this section.

**R322.1.6 Protection of mechanical, plumbing and electrical systems.** Electrical systems, *equipment* and components; heating, ventilating, air conditioning; plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* shall be located at or above the elevation required in Section R322.2 or R322.3. Replacement of exterior equipment and exterior appliances damaged by flood shall meet the requirements of this section. If replaced as part of a substantial improvement, electrical systems, *equipment* and components; heating, ventilating, air conditioning and plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* shall meet the requirements of this section. Systems, fixtures, and *equipment* and components shall not be mounted on or penetrate through walls intended to break away under flood loads.

**Exception:** Locating electrical systems, *equipment* and components; heating, ventilating, air conditioning; plumbing *appliances* and plumbing fixtures; *duct systems*; and other service *equipment* is permitted below the elevation required in Section R322.2 or R322.3 provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the required elevation in accordance with ASCE 24. Equipment for pools, spas and water features shall be permitted below the elevation required in Section R322.2 or R322.3 provided it is elevated to the extent practical, is anchored to prevent flotation and resist flood forces, and is supplied by branch circuits that have ground-fault circuit-interrupter protection. Electrical wiring systems are permitted to be located below the required elevation provided that they conform to the provisions of the electrical part of this code for wet locations.

**R322.1.7 Protection of water supply and sanitary sewage systems.** New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems in accordance with the plumbing provisions of this code. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into systems and discharges from systems into floodwaters in accordance with the plumbing provisions of this code and in accordance with Chapter 64E-6, *Florida Administrative Code*, Standards for Onsite Sewage Treatment and Disposal Systems.

**R322.1.8 Flood-resistant materials.** Building materials and installation methods used for flooring and interior and exterior walls and wall coverings below the elevation required in Section R322.2 or R322.3 shall be flood damage-resistant materials that conform to the provisions of FEMA TB-2.

**R322.1.9 Manufactured homes.** In addition to the applicable requirements of the state agency with jurisdiction over installation of manufactured homes, installation of

#### **4.4.1 Costs That Must be Included in SI/SD Determinations**

Items that must be included in the costs of improvement and the costs to repair are those that are directly associated with the building. The following list of costs that must be included is not intended to be exhaustive, but characterizes the types of costs that must be included:

- Materials and labor, including the estimated value of donated or discounted materials (Section 4.4.4) and owner or volunteer labor (Section 4.4.5)
- Site preparation related to the improvement or repair (e.g., foundation excavation or filling in basements)
- Demolition and construction debris disposal (Section 4.4.6)
- Labor and other costs associated with demolishing, moving, or altering building components to accommodate improvements, additions, and making repairs
- Costs associated with complying with any other regulations or code requirement that is triggered by the work, including costs to comply with the requirements of the Americans with Disabilities Act (ADA)
- Costs associated with elevating a structure when the proposed elevation is lower than the BFE
- Construction management and supervision
- Contractor's overhead and profit
- Sales taxes on materials
- Structural elements and exterior finishes, including:
  - Foundations (e.g., spread or continuous foundation footings, perimeter walls, chain-walls, pilings, columns, posts, etc.) Monolithic or other types of concrete slabs, bearing walls, tie beams, trusses, Joists, beams, subflooring, framing, ceilings, Interior non-bearing walls, Exterior finishes (e.g., brick, stucco, siding, painting, and trim) Windows and exterior doors, Roofing, gutters, and downspouts, Hardware, Attached decks and porches
- Interior finish elements, including: Floor finishes (e.g., hardwood, ceramic, vinyl, linoleum, stone, and wall-to-wall carpet over subflooring) Bathroom tiling and fixtures, Wall finishes (e.g., drywall, paint, stucco, plaster, paneling, and marble) Built-in cabinets (e.g., kitchen, utility, entertainment, storage, and bathroom) Interior doors, Interior finish carpentry, Built-in bookcases and furniture, Hardware, Insulation, Utility and service equipment, including: Heating, ventilation, and air conditioning (HVAC) equipment, Plumbing fixtures and piping, Electrical wiring, outlets, and switches, Light fixtures and ceiling fans, Security systems, Built-in appliances, Central vacuum systems, Water filtration, conditioning, and recirculation systems

#### **4.4.2 Costs That May be Excluded from SI/SD Determinations**

Items that can be excluded are those that are not directly associated with the building. The following list characterizes the types of costs that may be excluded:

- Clean-up and trash removal (Section 4.4.7)
- Costs to temporarily stabilize a building so that it is safe to enter to evaluate and identify required repairs
- Costs to obtain or prepare plans and specifications
- Land survey costs
- Permit fees and inspection fees
- Carpeting and re-carpeting installed over finished flooring such as wood or tiling
- Outside improvements, including landscaping, irrigation, sidewalks, driveways, fences, yard lights, swimming pools, pool enclosures, and detached accessory structures (e.g., garages, sheds, and gazebos)
- Costs required for the minimum necessary work to correct existing violations of health, safety, and sanitary codes (Section 4.4.8)
- Plug-in appliances such as washing machines, dryers, and stoves

Appendix B  
Register of Wage Determinations  
US Department of Labor  
Under the Service Contract Act  
Employment Standards Administration  
By Direction of the Secretary of Labor  
Revision 7/22/24

State: Florida – Area: Florida Counties of Hernando, Hillsborough, Pasco, Pinellas

**23000 – Mechanics and Maintenance And Repair Occupations**

- 23130 – Carpenter, Maintenance  
23.03
- 23140 – Carpet Layer  
19.26
- 23160 – Electrician, Maintenance  
24.38
- 23410 – HVAC Mechanic  
23.44
- 23470 – Laborer  
16.89
- 23510 – Locksmith  
19.76
- 23530 – Machinery Maintenance Mechanic  
28.20
- 23580 – Maintenance Trades Helper  
17.61
- 23760 – Painter, Maintenance  
19.89
- 23810- Plumber, Maintenance  
23.73
- 23890 – Sheet-Metal Worker, Maintenance  
22.56
- 23960 – Welder, Combination, Maintenance  
22.84
- 23965 – Well Driller  
24.01

**31000 – Transportation/Mobile Equipment Operation Occupations**

- 31361 – Truckdriver, Light  
18.40
- 31362 – Truckdriver, Medium  
19.91
- 31363 – Truckdriver, Heavy  
23.39
- 21364- Truckdriver, Tractor-Trailer  
23.39