

City of Indian Rocks Beach MAY 2023 E-MAIL
IRB Short-Term Rental Owners & Operators
Quote of the month:

"Kindness is doing what you can, where you are, with what you have..." - RAKTIVIST

Importance of FEMA Flood Zones and Requirements

FEMA Flood Zones are established to protect people and property. Implementing floodplain management regulations reduces vulnerability to future flood risk. To make sure Federal flood insurance is available, communities must join the National Flood Insurance Program (NFIP). Every time communities experience flood disasters local budgets are impacted. If we build smart, we'll have fewer problems the next time the water rises, avoiding liability and lawsuits.

Basic Requirements: R322.3.5 Enclosed areas below the design flood elevation shall be used solely for parking vehicles, building access or storage. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator). Mechanical, electrical, and plumbing equipment, ducts, tanks, and fixtures serving elevated buildings are required to be elevated to or above base flood elevation or protected from water entry during a flood. Generally, one (1) foot above the Base Flood Elevation.

A-zone Construction: if enclosed, this non-habitable area must:

- Constructed using flood resistant materials
- No interior finishes (drywall, paneling, flooring, tile, vinyl, hardwoods)
- Usage strictly limited to limited storage, parking, and access to higher levels of the building

It is the sole responsibility of the homeowner(s) to pull certain permits, demolition, electrical, mechanical, and plumbing from the Pinellas County and contact a qualified, licensed contractor to give an estimate of the work. For further information regarding regulations and permitting contact Pinellas County flood information services, (727) 464-7700. Additionally, homeowners may engage a certified Home Inspector for inspection and/or guidance for compliance. **Working Together** we can bring the non-permitted and nonconforming lowest level, into compliance.

~ WORKING TOGETHER ~

For questions and further information contact Code Enforcement:

Mike Kelley – mkelley@irbcity.com or Frank Pecoraro – fpecoraro@irbcity.com

(727)595-2517

Additional information may be found on our website www.indian-rocks-beach.com