



## Design Professionals Guide to Doral Floodplain Requirements for New Construction & Substantial Improvement

This document has been prepared to assist the design professional with the preparation of construction documents for submittal to the City of Doral Building Department. Providing the information requested will expedite the floodplain portion of the plan review process. The information may be provided in list form or in a flood legend on the site plan or page A-1. Providing the information listed below will reduce floodplain plan review rejections and ensure the project's compliance with floodplain regulations. The following information is required for floodplain approval:

### List Example:

1. Flood zone =
2. Base flood elevation (Please list "n/a" if not applicable) =
3. Flood Insurance Rate Map (FIRM) panel number =
4. High and Low elevations of the back of **all** right of way sidewalks abutting the property. Identify the sidewalk(s). Please list sidewalks = n/a if no sidewalks abut the property. =
5. High and Low elevations of **all** right of way crown of roads abutting the property. Identify the road(s). =
6. Lowest floor elevation =
7. Garage floor elevation (if applicable, please list n/a if no garage) =
8. Lowest machinery elevation =
9. Identify the type of machinery and location =
10. FEMA Letter Of Map Change number (CLOMR, LOMR, LOMR-F etc.) (if applicable) =

### Legend Example:

FLOOD LEGEND					
FLOOD ZONE(s)	BASE FLOOD ELEVATION(s)	FIRM PANEL(s)	BACK OF SIDEWALK ELEVATION(s)	CROWN OF ROAD ELEVATION(s)	FEMA LETTER OF MAP CHANGE #
LOWEST FLOOR ELEVATION		GARAGE FLOOR ELEVATION		LOWEST MACHINERY ELEVATION	

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Flood zone, Base Flood Elevation, FIRM Panel, information can be obtained from the Federal Emergency Management (FEMA) map service center website. <https://msc.fema.gov/portal/home>

The current floodplain regulations for all development are found in Chapter 23 of the Doral Code of Ordinances. The following standards are a “quick reference guide” to the minimum elevation requirements for new buildings or substantial improvements:

### **23-301.2 Specific methods of construction and requirements.**

#### *(1) Additional Elevation of Buildings.*

a. For buildings located in the special flood hazard area, the minimum elevation requirements in the *Florida Building Code* shall be to or above the base flood elevation plus one (1) foot, or the back of the sidewalk elevation plus one (1) foot, or if there is no sidewalk, the elevation of the crown of the road or street abutting such building site plus one (1) foot, whichever is higher.

b. For residential buildings not located in the special flood hazard area, the minimum lowest floor elevation requirements shall be of a minimum of eight (8) inches above the back of sidewalk elevation, or if there is no sidewalk, a minimum of eight (8) inches above the elevation of the crown of road or street abutting such building site whichever is higher.

c. For non-residential buildings not located the special flood hazard area, the minimum lowest floor elevation shall be a minimum of four (4) inches above the back of sidewalk, or if there is no sidewalk, a minimum of (4) inches above the elevation of the crown of road or street abutting such building site, whichever is higher.

*(2) Limitations on Enclosures Under Elevated Buildings.* For building applications for enclosed areas under elevated buildings shall be accompanied by a Nondisclosure Agreement.

Enclosures shall:

- a. Have the minimum necessary access to allow for parking of vehicles (garage door), limited storage of maintenance equipment used in connection with the premises (standard exterior door), or entry to the elevated building (stairway or elevator).
- b. Not have the interior portion partitioned or finished into separate rooms.



### **CRS Coordinators Manual Edition 2013 432.b.**

#### **Freeboard Credit Criteria (1)**

Lowest floor, utilities, and garages: For FRB credit, freeboard must be applied to the elevation of the lowest floor of the building or to the elevation to which a non-residential building is dry floodproofed, and to all components of the building, including all utilities, ductwork, and attached garages. All portions of the building below the freeboard level must be constructed using flood-damage resistant materials. If the garage floor is below the freeboard level, the garage must meet the opening and wet floodproofing requirements for enclosures.

**A complete copy of Chapter 23 can be found online at [Municode.com](http://Municode.com)**