

R322.2.1 Elevation requirements.

1. Buildings and structures in flood hazard areas not including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.

2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated to a height above the highest adjacent grade of not less than the depth number specified in feet (mm) on the FIRM plus 1 foot (305 mm), or not less than 3 feet (915 mm) if a depth number is not specified.

3. Basement floors that are below grade on all sides shall be elevated to or above base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.

4. Attached garages and carports ~~Garage and carport floors~~ shall comply with one of the following:

4.1. ~~They~~ The floors shall be elevated to or above the elevations required in Item 1 or Item 2, as applicable.

4.2. ~~They~~ The floors shall be at or above grade on not less than one side. Where a an attached garage or carport is enclosed by walls, the walls shall have flood openings that comply with Section R322.2.2 and the attached garage or carport shall be used solely for parking, building access or storage.

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5. Detached accessory structures and detached garages shall comply with either of the following:

5.1. The floors shall be elevated to or above the elevations required in Item 1 or Item 2, as applicable.

5.2. The floors are permitted below the elevations required in Item 1 or Item 2, as applicable, provided such detached structures comply with

all of the following:

5.2.1. Are used solely for parking or storage.

5.2.2. Are one story and not larger than 600 square feet (55.75 m).

5.2.3. Are anchored to resist flotation, collapse or lateral movement resulting from design flood loads.

5.2.4. Have flood openings that comply with Section R322.2.2.

5.2.5. Are constructed of flood damage-resistant materials that comply with Section R322.1.8.

5.2.6. Have mechanical, plumbing and electrical systems, if applicable, that comply with Section R322.1.6.

Exception: Enclosed areas below the elevation required in this section, including basements with floors that are not below grade on all sides, shall meet the requirements of Section 322.2.2.

R322.3.2 Elevation requirements.

1. Buildings and structures erected within coastal high-hazard areas and Coastal A Zones, shall be elevated so that the bottom of the lowest horizontal structure members supporting the lowest floor, with the exception of pilings, pile caps, columns, grade beams and bracing, is elevated to or above the base flood elevation plus 1 foot (305 mm) or the design flood elevation, whichever is higher.
2. Basement floors that are below grade on all sides are prohibited.
3. Attached garages ~~Garages~~ used solely for parking, building access or storage, and carports shall comply with Item 1 or shall be at or above grade on not less than one side and, if enclosed with walls, such walls shall comply with Item 6 7.
4. Detached accessory structures and detached garages shall comply with either of the following:
 - 4.1. The bottom of the lowest horizontal structural member supporting the floors shall be elevated to or above the elevation required in
Item 1.
 - 4.2. The floors are permitted below the elevations required in Item 1, provided such detached structures comply with all of the following:
 - 4.2.1. Are used solely for parking or storage.
 - 4.2.2. Are one story and not larger than 100 square feet (9.29 m).
 - 4.2.3. Are anchored to resist flotation, collapse or lateral movement resulting from design flood loads.
- 5.4. The use of fill for structural support is prohibited.
- 6.5. Minor grading, and the placement of minor quantities of fill, shall be permitted for landscaping and for drainage purposes under and around buildings and for support of parking slabs, pool decks, patios and walkways.
- 7.6. Walls and partitions enclosing areas below the elevation required in this section shall meet the requirements of Sections R322.3.5 and R322.3.6.