



## PINELLAS COUNTY CONSTRUCTION LICENSING BOARD

### LOCAL TECHNICAL OR ADMINISTRATIVE AMENDMENT

Municipality or County Department Name City of St. Petersburg  
Principal contact Hannah Rebholz  
Title Floodplain Manager  
Telephone 727-551-3321  
Email hannah.rebholz@stpete.org  
Date December 24, 2024  
Summary of requested changes  
(300 character limit) Revoking a prior amendment to provide consistency with FBC, ASCE 24, and Pinellas County. Three changes to the Local Floodplain Ordinance (POD designation, market value definition, and clarifying mobile home elevation regulations).

Code Version being amended July 2023  
Sub Code  
Chapter Topic Ch 16) Structural Design, Ch 16) Land Development Regulations  
Section 1612 Flood Loads, 16.40.050 Floodplain Management  
Are there any related Sub Code and Section modifications?  
Please confirm compliance with all necessary requirements of F.S. 553.73 (all must apply)

The amendment:  
☒ is limited only to the Florida Building Code.  
☒ specifies a need to strengthen the requirements of the Florida Building Code.  
☒ includes evidence of local data demonstrating conditions that require a stronger local variation.  
☒ describes how the local amendment addresses the needed variation.  
☒ does not introduce a new subject not addressed in the Florida Building Code.  
☒ is no more stringent than necessary.

The amendment complies with:  
☒ Section 2 restrictions on swimming pools, barriers, pool covers and other pool security?  
☒ Section 10 restrictions regarding exempt buildings, structures, and facilities?  
☒ Section 13 issues related to code enforcement, communications towers, roof-mounted mechanical equipment, school lighting, residential fire sprinklers, range hood, elevators, door from garage to home, and other AC/heating standards?  
☒ The requirements are not discriminatory against materials, products, or construction techniques of demonstrated capabilities.  
☒ Does the amendment use the International Codes published by the ICC or the National Electric Code (NFPA 70)?  
☒ Does the proposal include a fiscal impact statement that meets the criteria in 553.73?

Approved by PCCLB on 1/13/25  
Chair: Alan Holderith

Signature  
Date

December 24, 2024



August 13, 2024

Cheryl Leyenaar  
Governance  
Pinellas County Construction Licensing Board  
Pinellas County Contractor Licensing Department  
440 Court St, First Floor  
Clearwater, FL 33756

**RE: Local Administrative Amendment Proposal  
Chapter 16 Structural Design  
Section 1612 Flood Loads  
1612.4 Design and Construction**

Remove prior amendment to ASCE 24, and to reinstate original language of Sec. 1612.4.1 to read:

*"1612.4.1 Modification of ASCE 24.*

*~~Table 6.1 and Section 6.2.1 in ASCE 24 shall be modified as follows:~~*

1. *The title of Table 6.1 shall be "Minimum Elevation of Floodproofing, Relative to Base Flood Elevation (BFE) or Design Flood Elevation (DFE), in Coastal A Zones and in ~~in~~ Other Flood Hazard areas that are not High Risk Flood Hazard Areas"*
2. *~~Reserved.~~ Section 6.2.1 shall be modified to permit dry floodproofing in Coastal A Zones, as follows: "Dry floodproofing of nonresidential structures and nonresidential areas of mixed-use structures shall not be allowed unless such structures are located outside of High Risk Flood Hazard areas and Coastal High Hazard Areas. Dry floodproofing shall be permitted in Coastal A Zones provided wave loads and the potential for erosion and local scour are accounted for in the design. Dry floodproofing of residential structures or residential areas of mixed-use structures shall not be permitted."*

Reverting back to ASCE 24 original language for floodproofing within a Coastal A Zone will provide consistency with the Florida Building Code, ASCE 24, and Pinellas County Flood Design regulations.

Respectfully,

Hannah J. Rebholz, CFM  
Floodplain Manager  
City of St. Petersburg

☎: (727)551-3321 | E: hannah.rebholz@stpete.org







August 13, 2024

Cheryl Leyenaar  
Governance  
Pinellas County Construction Licensing Board  
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440 Court St, First Floor  
Clearwater, FL 33756

**RE: Local Ordinance Amendment Proposal  
St. Petersburg City Code  
Chapter 16- Land Development Regulations  
Section 16.40.050 Floodplain Management**

This proposal includes three additional text amendments to Chapter 16, Floodplain Management Ordinance: changing the POD from Building Official to the Floodplain Manager, updating the market value definition, and clarifications to the measurement of the base elevation of mobile homes.

*"16.40.050.3.1. Designation.*

*The ~~Building Official~~ Floodplain Manager is designated as the person officially designated (POD) and Floodplain Administrator for the purposes of this ordinance. The ~~Building Official~~ Floodplain Manager may delegate the performance of certain duties to other employees."*

*"16.40.050.9.4. Definitions.*

*Market value ~~means the price at which a property will be transferred between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this ordinance, the term refers to the market~~ means the value of buildings and structures, excluding the land and other improvements on the parcel. Market value ~~may be established by a qualified independent appraiser, with a signed, original, certified comparative appraisal, using at least three comparative properties and which is no more than 12 months old, or is the actual cash value (in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, in the case of unusual properties which are not frequently bought or sold, including, but not limited to, properties such as churches, colleges or hospitals, for example, by other types of appraisals such as actual cash value (like-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction), or the Pinellas County Property Appraiser's Replacement Cost Depreciated (RCD) Value tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser."~~*





*"16.40.050.13.4. General Elevation Requirement.*

*All new, relocated, substantially improved, and substantially damaged manufactured homes shall be elevated such that the top of the supporting metal chassis is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2, as modified (Zone A/AE). In areas of shallow flooding (AO Zones) and Unnumbered A zones, all new, relocated, substantially improved, and substantially damaged manufactured homes shall have the top of the supporting metal chassis elevated to a height above the highest adjacent grade of not less than the depth number specified in feet (mm) on the FIRM plus two feet, or at least four feet above the highest adjacent grade if a depth number is not specified. In coastal high hazard areas (Zone V/VE), replacement manufactured homes shall be elevated such that the bottom of the supporting metal chassis is at or above the elevation required in the Florida Building Code, Residential Section R322.2, and the bottom of the supporting metal chassis shall be the lowest horizontal structural member, where chassis means the supporting metal frame of the manufactured home, exclusive of the body or housing."*

The purpose of these changes is to provide additional clarity and consistency with FEMA and Pinellas County.

Respectfully,

Hannah J. Rebholz, CFM

Floodplain Manager

City of St. Petersburg

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**Ord. No. 573-H**

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING CHAPTER EIGHT OF THE CITY CODE; AMENDING SECTION 8-36(c)(3) TO MAKE A LOCAL TECHNICAL AMENDMENT TO THE FLORIDA BUILDING CODE (FBC) TO RESCIND PREVIOUS AMENDMENTS TO THE FBC RELATED TO FLOODPROOFING; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Legislature of the State of Florida has, in Chapter 166 – Municipalities, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

**WHEREAS**, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of St. Petersburg, Florida and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare; and

**WHEREAS**, the City of St. Petersburg, Florida was accepted for participation in the National Flood Insurance Program on May 28, 1971 and the City Council desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

**WHEREAS**, Chapter 553, Florida Statutes, was adopted by the Florida Legislature to provide a mechanism for the uniform adoption, updating, amendment, interpretation and enforcement of a state building code, called the Florida Building Code (FBC); and

**WHEREAS**, section 553.73(5), Florida Statutes, allows adoption of local administrative and technical amendments to the FBC to implement the National Flood Insurance Program; and

**WHEREAS**, the purpose of this Ordinance is to allow dry floodproofing in Coastal A Zones, in accordance with the FBC by rescinding the previous local technical amendment to Sec. 1612.4.1 subsections 1 and 2, while retaining the local technical amendments previously adopted to Sec. 1612.4.1 which added subsections 3-8; and



**WHEREAS**, the City Council has determined that it is in the public interest to adopt the proposed local technical amendment to the FBC and the proposed amendment is not more stringent than necessary to address the need identified, does not discriminate against materials, products or construction techniques of demonstrated capabilities, and is in compliance with section 553.73(4), Florida Statutes.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

**SECTION ONE.** The Florida Building Code (FBC) which has previously been adopted by the City in Chapter Eight of the City Code, is hereby amended by making the following amendment to FBC Section 1612.4.1 in Sec. 8-36(c)(3) to read as follows:

**Sec. 8-36. Administrative amendments to the Florida Building Code.**

\* \* \*

(c) The following additional amendments are made to the Florida Building Code:

\* \* \*

(3) *Technical amendments to the Florida Building Code, Building.*

\* \* \*

Modify Sec. 1612.4.1 ~~as follows~~ by adding the following subsections 3. to 8.:

~~1612.4.1 Modification of ASCE 24.~~

~~Table 6-1 and Section 6.2.1 in ASCE 24 shall be modified as follows:~~

- ~~1. The title of Table 6.1 shall be "Minimum Elevation of Floodproofing, Relative to Base Flood Elevation (BFE) or Design Flood Elevation (DFE), In Other Flood Hazard areas that are not High Risk Flood Hazard Areas".~~
- ~~2. Reserved.~~
3. Table 6-1 in ASCE 24 shall be modified for all new and substantial improved construction to include 1 foot (305 mm) of additional freeboard for each flood design class. The minimum elevation of floodproofing allowed for any flood design class shall be, base flood elevation plus 2ft (610 mm), or the design flood elevation, whichever is higher.
4. Table 2-1 in ASCE 24 shall be modified for all new and substantial improved construction other than R2 occupancy, shall include 1 foot (305 mm) of additional freeboard for each flood design class. The minimum lowest floor elevation allowed for any flood design class shall be, base flood elevation plus 2ft (610 mm), or the design flood elevation, whichever is higher. All R2 multi-family dwelling structures with three or more dwelling units attached located in a flood hazard area shall include 3 feet (915 mm) of additional freeboard. The minimum lowest floor elevation allowed for any design class for an R2 multi-family dwelling shall be, base flood elevation plus 4 feet (1220 mm).
5. Table 4-1 in ASCE 24 shall be modified for all new and substantial improved construction other than R2 occupancies, shall include 1 foot (305 mm) of

additional freeboard for each flood design class. The minimum elevation of the bottom of the lowest supporting horizontal structural member of the lowest floor for any flood design class shall be, base flood elevation plus 2ft (610 mm), or the design flood elevation, whichever is higher. All R2 multi-family dwelling structures with three or more dwelling units attached located in a flood hazard area shall include 3 additional feet (915 mm) of freeboard. The minimum elevation of the bottom of the lowest supporting horizontal structural member of the lowest floor for an R2 multi-family dwelling shall be, base flood elevation plus 4 feet (1220 mm).

6. Table 5-1 and 7-1 in ASCE 24 shall be modified for all new and substantial improved construction other than R2 occupancies, shall include the 1 foot (305 mm) of additional freeboard for each flood design class. All R2 multi-family dwelling structures with three or more dwelling units attached located on a flood hazard area shall include 3 feet (915 mm) of additional freeboard.
7. Substantial improvement and Substantial damage as defined in section 202 of this code shall replace the definitions in section 1.2 of ASCE 24.
8. Section 2.7 Enclosures below the design flood elevation and section 4.6 Enclosed areas below design flood elevation shall be modified with the following additional limitations. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators. Enclosures and enclosed areas shall not be temperature-controlled. The Building Official reserves the right to inspect enclosures and enclosed areas at any time to ensure compliance with this section.

**SECTION TWO.** Applicability. For the purposes of jurisdictional applicability, this ordinance shall apply in the City of St. Petersburg. This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date of this ordinance.

**SECTION THREE.** Coding. As used in this ordinance, all language shall appear in the City Code in the section, subsection, or other location where indicated and in the manner in which it is displayed herein. Struck-through type is language to be deleted from the Florida Building Code, as a local amendment thereto, and shall appear as struck-through type in the City Code. Underlined type is language to be added to the Florida Building Code, as a local amendment thereto, and shall appear as underlined type in the City Code. Language that is neither struck-through nor underlined type is unamended language from the Florida Building Code, and shall appear as such in the City Code. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise.

**SECTION FOUR.** Severability. The provisions of this ordinance shall be deemed severable. The unconstitutionality or invalidity of any word, sentence or portion of this ordinance shall not affect the validity of the remaining portions.

**SECTION FIVE.** COMPLIANCE WITH § 166.041(4), FLORIDA STATUTES. This ordinance is enacted to implement Section 553.73, relating to the Florida Building Code. Therefore, a business impact estimate was not required and was not prepared for this ordinance.

**SECTION SIX.** Effective Date. In the event that this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:

/s/ Michael J. Dema  
City Attorney (designee)  
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