



NOTICE TO INDUSTRY
ADMINISTRATIVE INTERPRETATION FOR SFHA FILL
RESTRICTION LDC23-0002
Effective 11/02/2023

STATE OF FLORIDA
CITY OF CAPE CORAL

This memorandum serves as an administrative interpretation as permitted in Article 3 of the Development Code. Superseding Admin Interp LDC19-0003 and Admin Interp LDC23-0001

Section 5.1.13(D) states, "For single-family or duplex construction activities on any site in a Special Flood Hazard Area, the maximum amount of fill on-site shall be limited to 12 inches, unless otherwise approved by the Building Official."

Where a public sanitary sewer is not available and a private wastewater disposal system is installed, the regulation is hereby interpreted to mean the maximum 12 inches of fill limitation for single-family or duplex construction may be adjusted in the area of where the private wastewater disposal system is to be installed to the extent necessary to achieve percolation and gravity for the septic system, which includes the shoulder and slopes.

Additionally, this regulation is further interpreted to direct development requiring more than 12 inches of fill to utilize foundations, e.g., stem wall, deepened monoslab, in conformance with the Florida Building Code, section R322.2.3 and R403.1.

- Minimal fill may be utilized for Driveways, Walkways and Patios to a maximum of 1 foot outside of the edge of the flat work structure and shall slope in a manner not to exceed a 4 to 1 slope or shall utilize stem wall and or deepened monoslab. If the proposed intent is to elevate the garage to remove the requirement of flood vent openings. Then, the fill can be increased for the driveway to the extent necessary to

meet the minimum finish floor elevation of the garage not to require flood vent openings.

R403.1General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, crushed stone footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332.

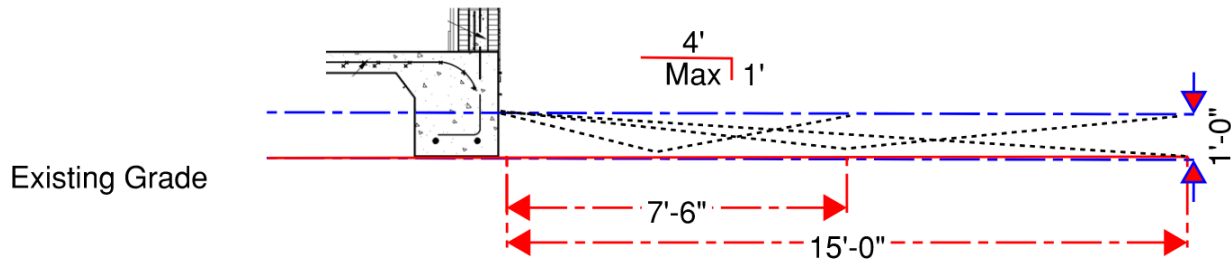
The maximum 12 inches of fill shall be determined by taking the average of the highest point of existing undisturbed grade to the lowest point of existing undisturbed grade located within the property lines. If the lowest point is below the crown of the road. Then the crown of the road shall serve as the lowest point to determine the average height.

The slope requirements away from buildings or structures shall meet the minimum requirements of the Florida Building Code, Residential R401.3, with a maximum slope of 4 to 1.

R401.3Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

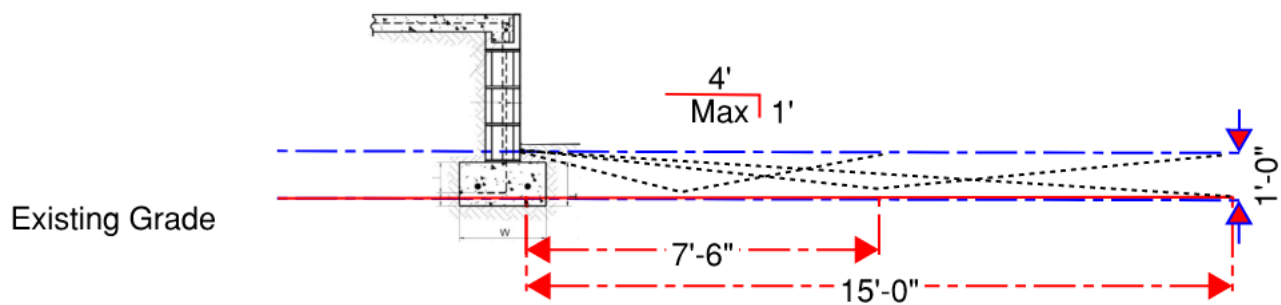
Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

Sketch 1 Example:



The maximum 12 inches of fill shall be determined by taking the average of the highest point of existing undisturbed grade to the lowest point of existing undisturbed grade located within the property lines. If the lowest point is below the Crown of the road. Then the Crown of the Road shall serve as the lowest point to determine the average height.

Sketch 2 Example:



The maximum 12 inches of fill shall be determined by taking the average of the highest point of existing undisturbed grade to the lowest point of existing undisturbed grade located within the property lines. If the lowest point is below the Crown of the road. Then the Crown of the Road shall serve as the lowest point to determine the average height.

Shane Kittendorf
Building Official