

MANUFACTURED/MOBILE HOME REQUIREMENTS FOR FLOOD ZONES

Flood Zones A and/or AE

The proposed location of the Manufactured/Mobile home will be checked during plan review to determine if it is located in a Special Flood Hazard Area (SFHA) on the current Flood Insurance Rate Map (FIRM). If the home is to be installed in a SFHA, a *Proposed Elevation Certificate* will be required prior to permitting, and a *Final Elevation Certificate* will be required prior to the Final Inspection. This is required to document compliance with the NFIP, FEMA P-85, and Live Oak's Floodplain Management Ordinance (Sec. 40-71), and State of Florida standards. The **bottom of the frame** and all utilities, including ductwork, must be located a minimum of 2' above the Base Flood Elevation (BFE). All water and sewage utilities shall be constructed and installed so as to prevent floodwater from entering the water and sewage systems (including septic and well systems).

FOUNDATIONS

The home must be placed on a **permanent foundation**, designed in accordance with the Florida Building Code, Residential Section R322 with a reinforced cast-in-place pier or piling system that is designed to withstand the hydrostatic and hydrodynamic forces of a 100-year base flood event, and signed and sealed by a Florida registered Architect or Engineer. **Dry stacked block piers do not meet the provisions for a permanent foundation.**

FILL

Any proposed fill in the flood zone will require a signed and sealed engineer plan to show digging out a retention pond area on the property (and a site development permit) equal to or greater in volume to compensate for any fill proposed to be introduced into the flood zone on the same property that will be used to elevate the existing grade to the BFE, or if the existing natural grade is at or above the BFE, a Letter of Map Revision based on Fill (LOMR-F) from FEMA can remove the property out of the flood zone and a conventional dry stack block foundation may be acceptable. The LOMR-F must be granted prior to the permit being approved for a dry stack block foundation to be utilized.

DEFINITIONS OF MANUFACTURED AND MOBILE HOMES

Dwelling, Type I manufactured home single-family. A manufactured home built on or after June 15, 1976 and before July 13, 1994. Also referenced as Early Code Manufactured Homes in related FEMA manufactured home documents.

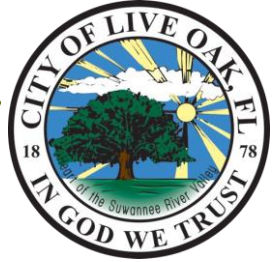
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Dwelling, Type II manufactured home single-family. A manufactured home built on or after July 13, 1994, according to the amended HUD Manufactured Housing Construction and Safety Standards.

For regulatory purposes, a modular single-family dwelling which otherwise meets the related definition herein, which is produced with “on-frame” construction, and transported on wheels and axles to the site, and installed on foundation pads, dry stacked blocks and tie-downs, rather than constructed without a chassis to be affixed and installed on permanent foundations (e.g., engineered and poured: slab or stemwalls and piers with footers), shall fall under this defined term, when specified as a listed permitted use in various associated zoning districts; however, installation of such modular dwelling shall be done by a licensed contractor and not a mobile home installer, as required by Florida Statutes.

Dwelling, mobile home. A non H.U.D. home constructed prior to June 15, 1976. Also referenced as Pre-Code Manufactured Homes in related FEMA manufactured home documents.

David C. Young, CBO

Building Official

Floodplain Administrator