

Coastal Construction Control Line (CCCL)

Frequently Asked Questions and Information

1. Q. What is the Coastal Construction Control Line (CCCL)?

A. The line established by the State of Florida pursuant to Section 161.053, *Florida Statutes*, and recorded in the official records of the County which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions.

2. Q. What height is established by the 100-year storm surge for Sarasota County?

A. The lowest, shore parallel, horizontal structural member must be at or above 19.4 feet relative to the National Geodetic Vertical Datum (N.G.V.D.). An applicant may request the Department of Environmental Protection to determine a site specific 100-year storm surge elevation.

3. Q. What are the typical Florida Building Code requirements when building seaward of the CCCL?

A. New habitable buildings and existing buildings that are substantially damaged or substantially improved must be constructed on pile supported foundations and have the bottom of lowest horizontal member elevated to 19.4 feet above sea level.

4. Q. Is my FEMA compliant home exempt from the Florida Building Code requirements for construction seaward of the CCCL?

A. No. FEMA requirements and the construction requirements found in the Florida Building Code seaward of the CCCL are separate sets of regulations and unrelated. See question 5 for exemptions allowed by the code.

5. Q. Are there any exemptions from the Florida Building Code requirements for construction seaward of the CCCL?

A. Yes, additions that do not advance the seaward limits of an existing building and the cost does not equal or exceed 50% of the market value of the existing building; or any modification, maintenance or repair to an existing building that does not require any addition to, or repair of or modification to the existing foundation and the cost does not equal or exceed 50% of the market value.

A. Due to a historical interpretation by the Florida Department of Environmental Protection, the Florida Building Commission issued a Declaratory Statement (DCA-DEC-347) that allows a second story addition to be added to an existing single story house, regardless of cost, if the proposed work is similar to the project submitted to the Florida Building Commission. The Sarasota County Building Official will approve applications in compliance with DCA09-DEC-347 but strongly recommends a design that includes pile foundations and elevation to 19.4 feet when costs of the improvement equal or exceed the 50% threshold.

6. Q. What if our home is damaged for example by a storm event or fire, will we be able to repair or rebuild our home without elevating on pilings?

A. Yes, but only if it is not "*Substantially Damaged*". Once the damage equals or exceeds 50% of the market value it is considered "*Rebuilding*", and then the building will have to meet the current standards for construction seaward of the CCCL.

7. Q. What is the definition of "*Rebuilding*" as defined by the Florida Building Code?

A. The code defers to the definition of "*Substantial Improvement*".

8. Q. What is the definition of "*Substantial Improvement*" as defined by the Florida Building Code?

A. Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repairs is started. If the structure has sustained "*substantial damage*", any repairs are considered substantial improvement regardless of the actual repair work performed.

9. Q. What is the definition of "*Substantial Damage*" as defined by the Florida Building Code?

A. Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.