



# City of Tarpon Springs, Florida

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## **MEMORANDUM**

### **Bulletin F # 01-20**

To: All Permit Applicants

From: Kevin Powell, CBO, CFM

**Subject: SFHA – V Zone Pools**

1. There are 3 options for pool placement:
  - a. The pool can be elevated so the bottom of the lowest horizontal structural member supporting the pool (and the pool itself) is at or above the required flood elevation, or swimming pool and spas adjacent to coastal buildings are allowed only if they will not act as obstructions that could lead to damage to nearby buildings. This effectively means that most pools and spas must be installed in-ground (either frangible or immovable) or completely elevated above the BFE. Swimming pools, spas, and related equipment are not covered by NFIP flood insurance. (NFIP TB-5, MAR 5, p. 45)
  - b. The pool can be designed and constructed to break away without producing debris capable of damaging nearby buildings. (NFIP TB-5, MAR 5, p. 46)
  - c. The pool can be designed and constructed to remain in the ground and not divert flow or waves that can damage nearby buildings. (NFIP TB-5, MAR 5, p. 46)
2. Provide information on how much fill is proposed (in feet). Pools cannot be installed on fill, pool failure may result from scour of the fill material. (FEMA, P-55 V. II, 9-41, AUG 2011) NFIP regulations prohibit the use of fill for structural support of buildings in Zone V. Minor grading and the placement of minor quantities of nonstructural fill are allowed in Zone V but only for landscaping, drainage under and around buildings, and support of parking slabs, pool decks, patios, walkways, and similar site elements. TB-5 p. 39. Refer to Building Department Memorandum F # 03-20 SFHA – Fill in V Zone.
3. Registered design professionals must certify that pools or spas beneath or near buildings in Zone V will not be subject to flotation or displacement that will damage building foundations during a base flood or lesser event. In cases where pools are empty part of the year, flotation calculations should assume that pools are empty. (FEMA TB-5, P. 45., MAR 2020) This verbiage can be accepted on the pool plug, signed and sealed, engineering plans.

Publications:

FEMA P-55, Volume II, August 2011, Coastal Construction Manual, *Principles and Practices of Planning, Siting, Designing, Constructing, and Maintaining Residential Building in Coastal Areas (Fourth Edition)*

FEMA Technical Bulletin 5, March 2020, *Free-of Obstruction Requirements For Buildings Located in Coastal High Hazard Areas in Accordance with the National Flood Insurance Program*

\*\*Please plan accordingly to allow adequate time for review thus reducing your construction delays.