



CITY OF ATLANTIC BEACH

800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
(904) 247-5800

CALCULATING MINIMUM FINISH FLOOR ELEVATION (FFE) BULLETIN

Depending on the location, the minimum Finish Floor Elevation (FFE) for new construction is calculated three different ways in the City of Atlantic Beach. A proposed site plan is necessary to calculate FFE.

The final minimum FFE must be the highest of the three methods.

NON FLOOD ZONES:

1. **City of Atlantic Beach:** Per COAB LDR, Section 24-251(c), the minimum FFE, in the City of Atlantic Beach, is 8.5 feet above mean sea level (NAVD 1988).
2. **Florida Building Code:** Per FBC-R 403.1.7.3, the FFE must extend above the elevation of the street gutter 1-FOOT plus 2% slope (HEIGHT ABOVE STREET)
(See examples in table below)

HEIGHT ABOVE STREET:

2% at 20 feet from street = .4 feet
at 30 feet from street = .6 feet
at 40 feet from street = .8 feet

Total height above street = 1.4 feet 2%
Total height above street = 1.6 feet 2%
Total height above street = 1.8 feet

In non-flood zones, minimum FFE must be above 8.5 feet (NAVD) and at least the appropriate HEIGHT ABOVE STREET in front of the building, whichever is higher.

FLOOD ZONES:

3. Per COAB LDR, Section 24-251(c), the FFE must be 2.5 feet above the Base Flood Elevation (BFE) or, in an A Zone, 4.5 feet above the highest adjacent grade and at least the appropriate HEIGHT ABOVE STREET, whichever is higher.
4. The BFE for any location can be found on the 7/29/2016 Flood Insurance Rate Map (FIRM). * Other Code provisions may apply.