



**TOWN of SURFSIDE
Building Department**

Definition:

When you must raise the Floor of a Garage?

Whenever the existing garage is intended to be converted into a habitable space, i.e. bedroom, den, family room the floor of the garage must be raised to the level of the existing residence.

Background:

The prior Building Code before FEMA (South Florida Building Code) required all habitable living areas to be at an elevation of 18” above the crown of the road, this was the flood prevention for that era. (The height of the road closest too & parallel to the residence).

Solution:

So the converting of a non-habitable space (Garage) to a habitable space requires the floor of the converted space to be level with the floor elevation of the existing habitable floor elevation which was required to be at least 18” above the crown of the road.

Warning:

However if the cost of the conversion and other renovations to that home is over 50% of the assess valuation within a five (5) year span, then the floor of the entire residence must be raised to the BFE of at least 8’-0”.

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