



June 20, 2019

Kathy Croteau, CBO
Sarasota County
Development Services
1001 Sarasota Center Blvd
Sarasota, FL 34240

Subject: 5234 Avenida Navarra Spa Addition
Pool Equipment Below Flood Zone Elevation

Dear Ms Croteau:

This is written at the request of the pool contractor for a project at the subject address to address placing the equipment below the flood elevation.

This site has a FEMA zone AE 10, and the proposed work will add a spa to an existing pool at grade. The ASCE 24 requirement to place the pool equipment above flood means the pool equipment would be placed approximately 6 ft above ground. In this case, since the pool is at grade, the pool equipment simply would not function in this condition. However, the following conditions make such placement of pool equipment unreasonable:

- Normal pool equipment pad is a minimum 36" wide and if elevated more than 30" above grade. There it would need a minimum additional 24" of width for safe working space to service the equipment.
- At heights above 30" from grade there would need to be a safety guard rail around the 5 ft wide equipment area.
- At heights above 30" from grade, there would need to be permanent stair access to the equipment area.
- The stair access and added width may be encroaching on side setbacks.

Mitigating factors for locating the pool equipment below flood elevation:

- The equipment would be located 30" above grade to be above minor floods.
- The pool equipment electrical panel will be fed from a house panel above flood elevation through one or more GFCI breakers.
- FBC Code changes expected to be effective in 6 months remove that flood elevation requirement.

Let me know if you have any questions.

Sincerely,

J. Kent Kimes, P.E.
PE 33678 CA 27189

cc: Water Lily Pool & Spas

