

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

CONSTRUCTION MANAGEMENT & ENGINEERING

# Florida Building Code Residential 5<sup>th</sup> ed.

## **R401.3 Drainage.**

Surface drainage shall be diverted to a storm sewer conveyance or other *approved* point of collection that does not create a hazard. *Lots* shall be graded to drain surface water away from foundation walls. The *grade* shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

**Exception:** Where *lot lines*, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

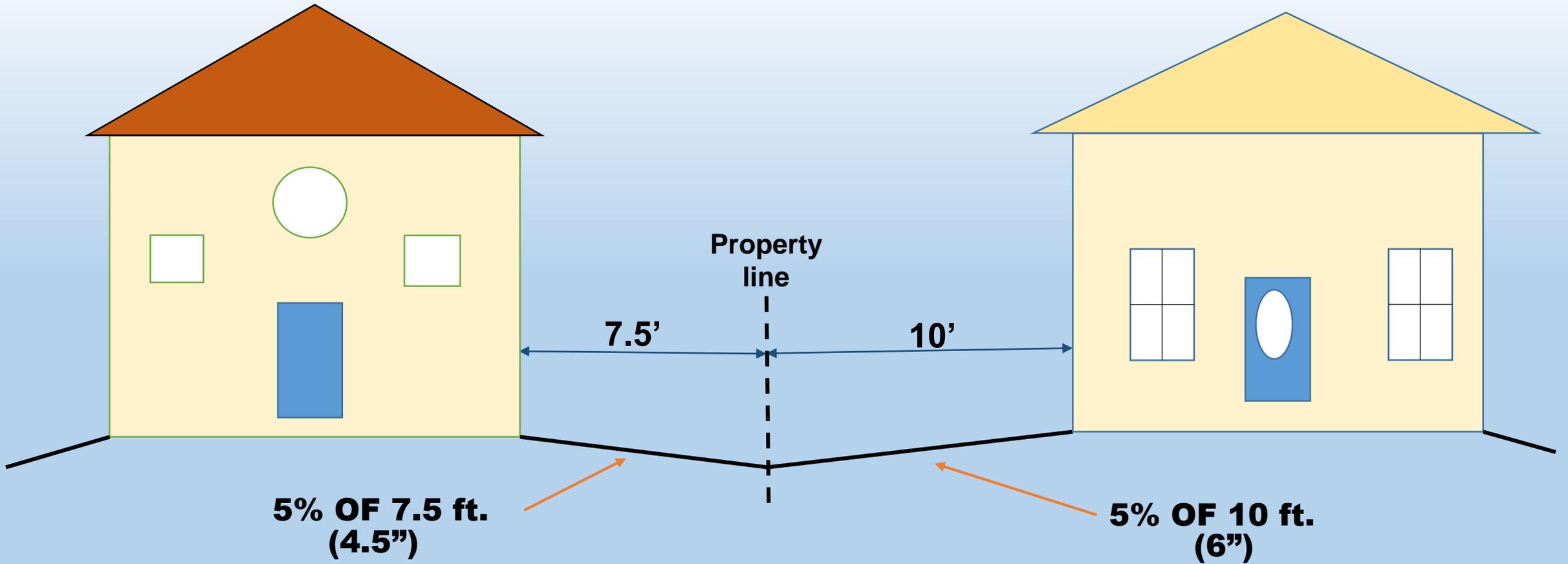
# Florida Building Code 5<sup>th</sup> ed.

## **1804.3 Site grading.**

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 5-percent slope shall be provided to an *approved* alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

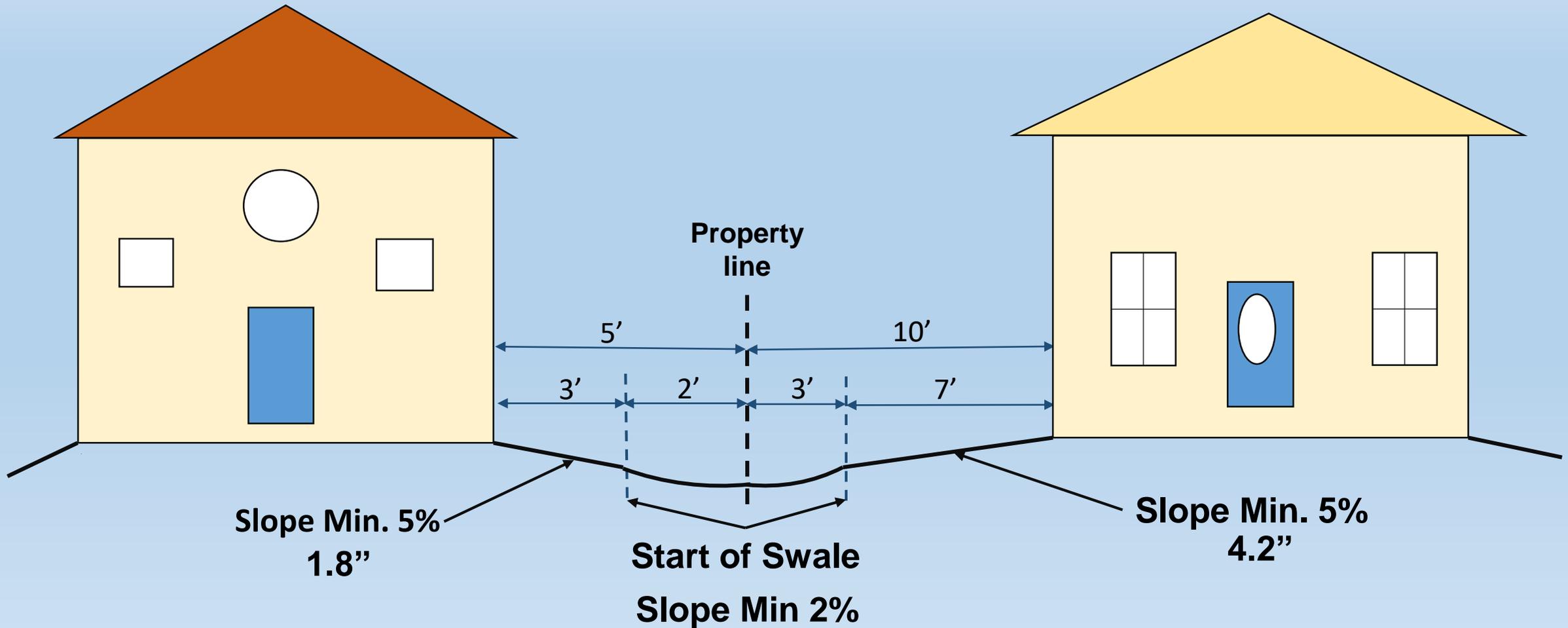
**Exception:** Where climatic or soil conditions warrant, the slope of the ground away from the building foundation shall be permitted to be reduced to not less than one unit vertical in 48 units horizontal (2-percent slope). The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill.

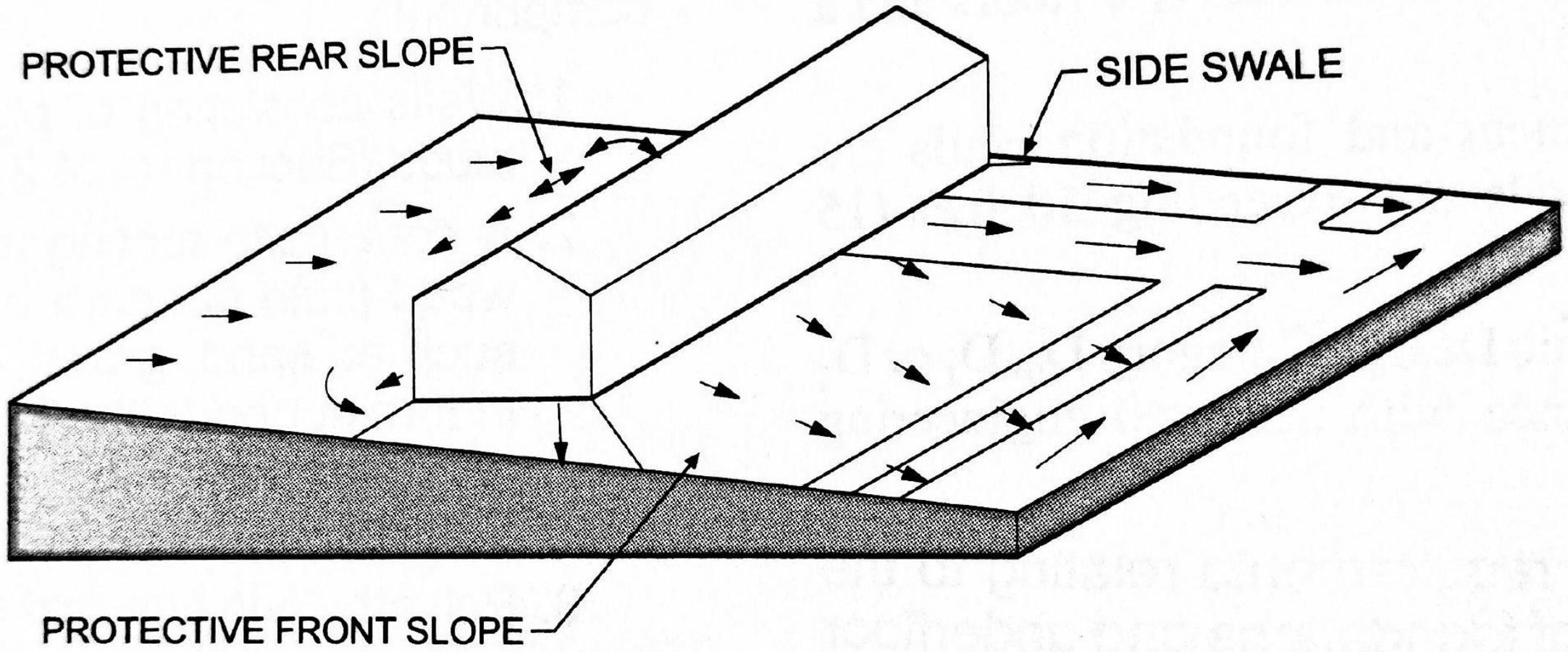
Code been in effect since 2004



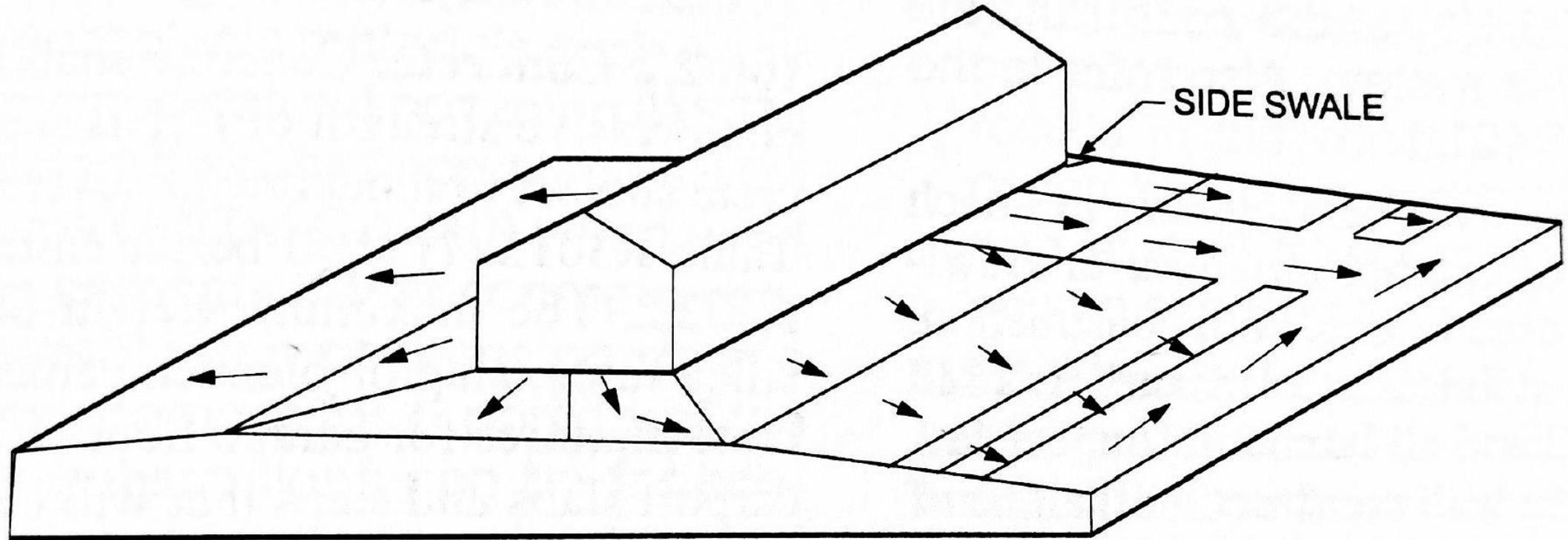
**Distance from foundation wall to lot line  
10ft or less, shall have at least a 5% slope.**

**FBC Building 1804.3 and FBC Residential 401.3 allows for a 5% slope to be provided to an approved alternative method of diverting water. Swales within the 10' horizontal space shall have a minimum 2% slope when the swale is within 10' of the building foundation.**





**GRADING METHOD FOR LOT WHERE SLOPE IS FROM REAR TO FRONT LOT. DRAINAGE SWALES ARE LOCATED AT REAR AND SIDES OF DWELLING.**



**GRADING METHOD FOR LOT WHERE DWELLING IS LOCATED ON A RIDGE.  
DRAINAGE SWALES ARE LOCATED AT SIDE YARDS IN AREA OF POSITIVE SLOPES.**



