



Fight the Flood: Private Property Adaptation Program

TEMPORARY FLOOD BARRIER GUIDANCE

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1. Purpose

To qualify for reimbursement under the City of Miami Beach Private Property Adaptation (PPA) Program, temporary flood barrier systems must meet:

- City of Miami Beach Resilience Code requirements,
- Florida Building Code (FBC) provisions, and
- Florida Division of Emergency Management (FDEM) Office of Floodplain Management guidance.

Temporary barriers are intended to minimize repetitive flood damage from low-level, frequent flooding in residential buildings and residential portions of mixed-use buildings. They are not dry floodproofing under the FBC, which is limited to non-residential structures.

2. Required Permits and Reviews

- **Building Permits:** Required when owners propose to alter or modify buildings to prepare for installation of barriers (e.g., mounting brackets, permanent doorway panels).
- **No Permit Required:** Emergency measures that do not alter buildings (sandbags, plastic sheeting, sealants). Owners should be advised these measures may cause structural damage due to water pressure.
- **City Review:** All PPA projects must be submitted for permitting and will be reviewed by the City's Building Department and Floodplain Management staff for compliance with local and state regulations.

3. Flood Panels and Barriers Certification

Participants may select a flood barrier product that carries ANSI 2510 / FM Approval certification, or a product that is not certified to this standard. If the flood panels or barriers are not FM Approved / ANSI 2510 certified, additional engineering evaluations must be submitted during the permitting stage, including:

- **Engineering Evaluation Requirement:** A signed and sealed certification letter from a professional engineer or architect confirming that the structural components and proposed flood mitigation measures are capable of resisting hydrodynamic flood forces, including the effects of buoyancy and anticipated debris impact forces, up to the Design Flood Elevation (to be determined by the professional engineer or architect). The evaluation must address:
 - Flood loads on walls and floors (including buoyancy)
 - Seepage through walls, joints, and penetrations
 - Backflow through drains and sewer connections
 - Human intervention requirements (timely installation)
 - Deployment and maintenance instructions

4. Water Depth Limits

Temporary barriers should provide protection for **no more than 3 feet of water depth**. Engineering evaluations must verify that hydrostatic loads and buoyancy at this depth will not cause damage.



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5. Owner Instructions and Responsibilities

Permit applications must include clear installation and maintenance instructions. Owners are responsible for:

- Proper installation and upkeep of barriers.
- Monitoring weather conditions and initiating installation in advance of flooding.
- Not remaining in buildings after barriers are installed.
- Accepting residual risk: barriers will be overtopped when water exceeds design height.

6. Owner Acknowledgement Form

The City requires the submission of a notarized form for flood barrier projects acknowledging:

- Residual risk and potential for overtopping.
- Temporary barriers do not make buildings compliant with FBC flood-resistant construction.
- Possible structural damage from water pressure.
- Property owner responsibility for maintenance, monitoring, and installation.
- No guarantee of insurance coverage impacts.
- City held harmless from damages or injuries.

7. Maintenance Requirements

Owners must maintain barriers to remain functional:

- Keep storage areas accessible.
- Inspect devices regularly for wear or damage.
- Follow manufacturer or design professional instructions for upkeep.

8. Construction and Material Considerations

- Masonry walls are more suitable; wood-framed walls are less resistant to water pressure.
- Barriers must address seepage (sealants, sump pumps) and backflow (check valves).
- Commercial products must be identified by manufacturer and model; certifications should be included if available.
- City staff may allow permanently mounted doorway panels in non-street-facing locations.

Contact Information

For any questions about this document, please email mbrisingabove@miamibeachfl.gov or call **305.673.7084**.