



# City of Pembroke Pines

## FENCES

### GENERAL REQUIREMENTS:

1. Fences not exceeding six feet in height from the grade may be designed for 75 mph (33 m/s) fastest mile wind speed or 115mph (40 m/s) 3-second gust as per current Florida Building Code Building. Applicants proposing to construct a type of fence other than code prescriptive wood or chain link fence (see attached design sheets) shall be performed in accordance with plans prepared by an architect or engineer or as detailed by an approved current product approval.
2. Pembroke Pines Zoning restricts height of fences to 6' in most residential areas.
3. Some PUD zoning may prohibit certain types of fences (including wood and/or chain link) and may have specific requirements for fences not specified here.

### DOCUMENTS REQUIRED:

- Transmittal Letter
- Building Permit Application
- Property Owners Acting as their Own Contractor Affidavit, if applicable
- Homeowners Association Affidavit of Awareness, HOA
- Utility Easement Hold Harmless Agreement
- Landscape Affidavit for Improvements
- Recent survey showing the location of the proposed fence, lengths, heights, gate locations, gate dimensions, gate swing and gate hardware.
- Documents for other than code prescriptive wood or chain link fence like signed and sealed plans or Florida/Metro-Dade product approvals.

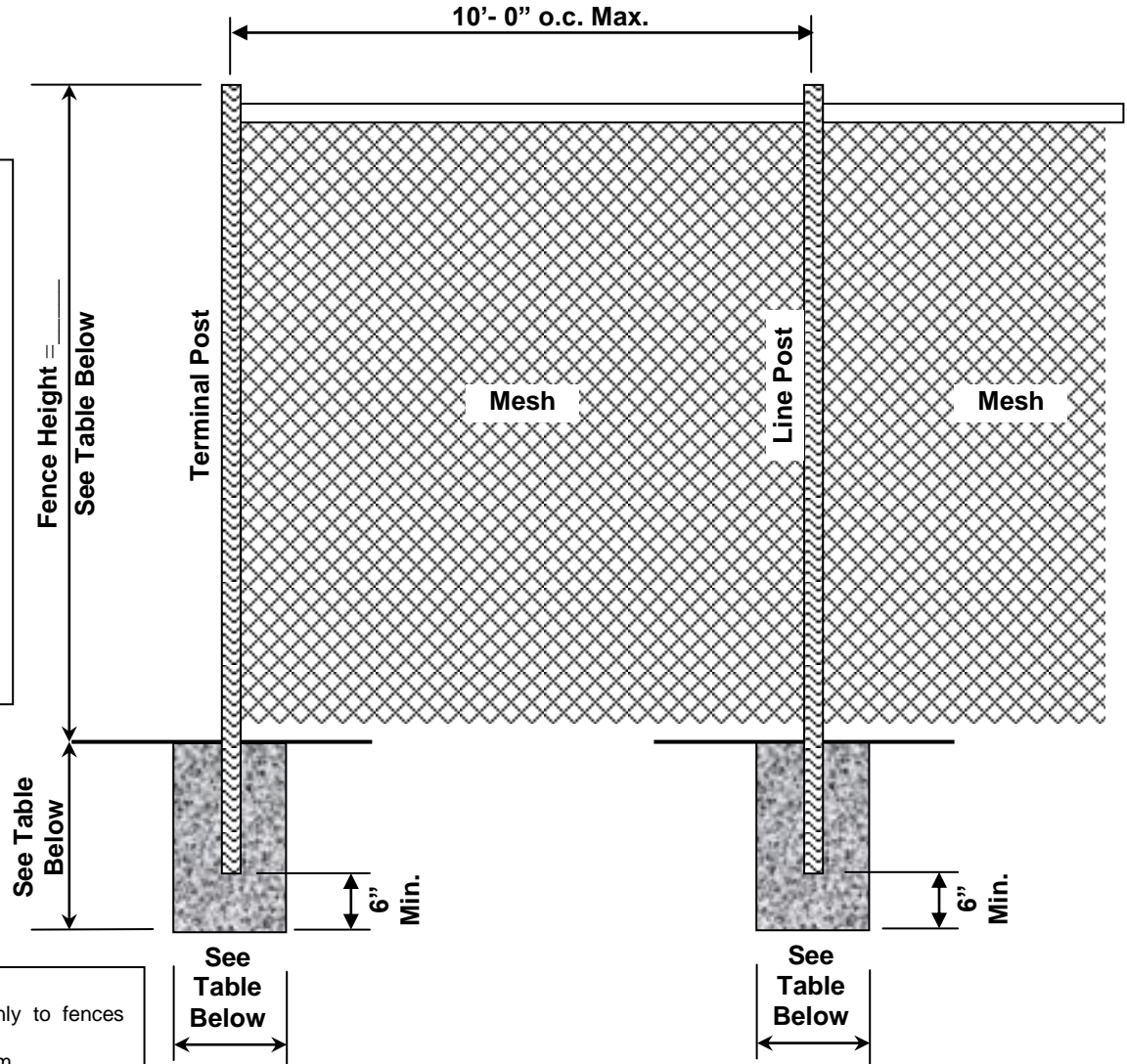
# CHAIN LINK FENCE DESIGN DETAIL

N.T.S.

(ACCORDING TO THE F.B.C. 2020 SECTION 2224)

## Notice to Properties with Pools:

If the fence is to meet the criteria as a **pool barrier**, the fence shall not be climbable and all rails must be placed facing the inside of the property. Pedestrian gates shall have self-closing and latching devices installed at a minimum of 54" above ground. For further details see Section 454 of FBC.



## General Notes:

1. This table is applicable only to fences with unrestricted airflow.
2. Fabric: 12-1/2 gage minimum.
3. Tension Bands: Use one less than the height of the fence in feet evenly spaced.
4. Fabric Ties: Must be minimum the same gage of the fabric.
5. Fabric Tie Spacing on the Top Rail: Five ties between posts, evenly spaced.
6. Fabric Tie Spacing on Line Posts: One less than height of the fence in feet, evenly spaced.
7. Either top rail or top tension wire shall be used.
8. Braces must be used at Terminal Post if top tension wire is used instead of Top Rail.
9. In order to follow the contour of the land, the bottom of the fence may clear the contour of the ground by up to 5 inch without increasing table values to the next higher limit.

Fence Height	Terminal Post Size & Thick	Terminal Post Footing	Line Post Size & Thick	Line Post Footing
Up to 4'	2-3/8" x 0.042	10" x 24"	1-5/8" x 0.047	8" x 24"
Over 4' to 5'	2-3/8" x 0.042	10" x 24"	1-7/8" x 0.055	8" x 24"
Over 5' to 6'	2-3/8" x 0.042	10" x 24"	1-7/8" x 0.065	8" x 24"
Over 6' to 8'	2-3/8" x 0.110	10" x 24"	2-3/8" x 0.095	10" x 36"
Over 8' to 10'	2-7/8" x 0.110	12" x 40"	2-3/8" x 0.130	10" x 40"
Over 10' to 12'	2-7/8" x 0.160	12" x 42"	2-7/8" x 0.120	12" x 42"
Over 12'	Section 2224.1 FBC: Fences over 12' height shall be designed according to the loads specified in Chapter 16 (HVHZ).			

# WOOD FENCE REQUIREMENTS AS PER FBC 2020

## **FBC 2020 Section 2328: HIGH VELOCITY HURRICANE ZONES: WOOD FENCES**

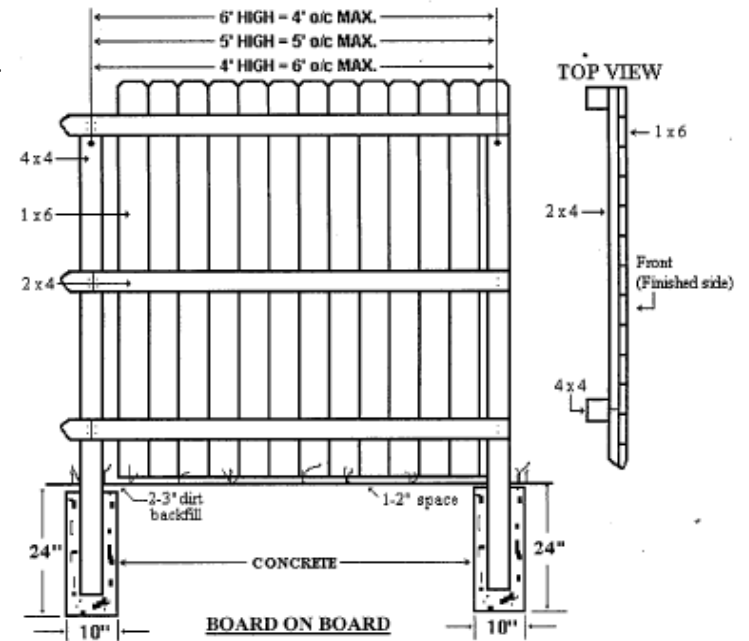
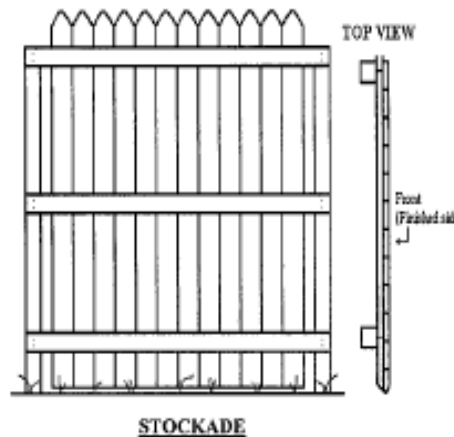
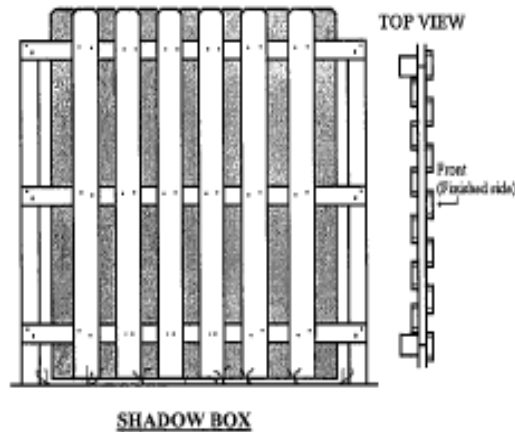
**2328.1** Wood fences, so located on a property that by zoning regulations they cannot be used as a wall of a building, shall be constructed to meet the minimum specifications in 2328.2 and 2328.3.

**2328.2** Fences not exceeding 6 feet (1829 mm) in height, shall be constructed to meet the following minimum requirements from nominal 4 X 4 X 8 posts No. 2 grade or better spaced 4 feet (1219mm) on center, and embedded 2 feet (610 mm) into a concrete footing 10 inches (254 mm) in diameter and 2 feet (610 mm) deep.

**2328.3** Fences not exceeding 5 feet (1524 mm) or 4 feet (1219 mm) in height shall constructed as provided in 2328.2 except that the spacing of posts may be increased to 5 feet (1524 mm) and 6 feet (1829 mm) on center for those heights respectively.

Wood fences not exceeding 6'-0" in height may be constructed to meet the following minimum requirements:

- (1) Vertical post of nominal 4x4 spaced a maximum of 4' o/c for 6' high fences; 5' o/c for 5' high fences, 6' o/c for 4' high fence.
- (2) Post shall be embedded 2'0" into concrete footing 10" in diameter and 2'0" deep.
- (3) 2x4 material shall be fastened with (2) #16D galv. nails at each attachment.
- (4) All lumber shall be a minimum of #2 grade or better.
- (5) All fasteners shall be corrosion resistant.
- (6) Fence boards less than 8" wide shall be fastened with (2) #8 D galv. nails at each connection point.



### **FOR FENCE USED AS POOL BARRIER, THE FOLLOWING CODE SECTIONS SHALL BE TAKEN INTO CONSIDERATION:**

**FBC 454.2.17.1.5.** Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cuts shall not exceed 1¾ inches (44 mm) in width.

**FBC 454.2.17.1.8** Access gates, when provided, shall be self-closing and shall comply with the requirements of Sections 454.2.17.1.1 through 454.2.17.1.7 and shall be equipped with a self-latching locking device located on the pool side of the gate. Where the device release is located no less than 54 inches (1372 mm) from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside. Gates that provide access to the swimming pool must open outward away from the pool. The gates and barrier shall have no opening greater than ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.