



# FLOOD HAZARD BUILDING REQUIREMENTS

## What is REQUIRED:

1. You **must** build or place your house, manufactured home, storage building, workshop, etc... where the lowest floor is **at or above the Freeboard Elevation**--lowest required floor elevation requirement. Your surveyor will leave a stake or marking on the property to indicate where the lowest floor must be.
2. If your garage is **attached** to the house by a common wall, then that floor **must be at or above the Freeboard** elevation—lowest required floor elevation, even though it is not living space. If you choose to have your garage floor lower than the requirement, you must put in at least 2 permanent openings (1 square inch for every 1 square foot of enclosure)

*Example:* The garage is 20' x 20' = 400 sq. ft, you must have 2 or more openings with 400 square inches of net openings. The openings must be placed on opposite walls and the bottom of the opening cannot be higher than 1 ft from adjacent ground. A door, window, or garage door **cannot** be considered an opening. The openings may be equipped with screens, louvres, valves or other devices, provided that they permit the automatic entrance & exit of floodwaters. (openings do not satisfy requirements in "V" zones)

3. Storage buildings, workshops, etc... without plumbing may be built below the lowest required floor elevation; however, permanent openings must be installed as described above and documented on the Elevation Certificate by your surveyor.
4. **All** of the *electrical, heating, ventilation, plumbing, and air-conditioning equipment* must also be **at or above the Freeboard Elevation** (i.e. air conditioning unit, hot water tank, etc...) and/or **may be designed so that the components are safe from flood hazards.**

*Example:* If your house or manufactured home is required to be 2 feet from natural ground level, then all of the above mentioned equipment must also be elevated to that required level. An elevated platform is probably the most common elevation method used.

**NOTE:** A FEMA Elevation Certificate is required to document finished elevations and openings.

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## What is NOT ALLOWED:

The *area below* the Freeboard Elevation is to be **kept open** in order to allow floodwaters flow through. *Permanent finished enclosures* below the lowest required elevation are **not permitted.** (i.e. laundry rooms, game rooms, mud rooms, bathrooms, kitchens, etc..)

**NOTES:** Permanent enclosures for parking of vehicles, building access (stairs), or limited storage **is allowed**, if constructed in accordance with #2 as listed above.

Limited enclosures such as lattice work or insect screening **is allowed** below the BFE.

If you have any questions, please call Planning & Development @ (337) 721-3600.

**\*\*Please be sure to check with your Insurance Provider for Insurance Rates prior to Construction!!**

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SIGNATURE

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DATE