

What's Changed? Floodplain Management Standards

On April 16, 2019 Council approved the following higher floodplain management standards.

- 1' (one foot) of freeboard
- Non-conversion agreement

What does this mean for development?

Freeboard

Freeboard applies to:

- All residential and non-residential new construction and additions submitted for permit after April 22, 2019 will be required to have the finished floor elevated to at or above Base Flood Elevation ("BFE") plus one foot.
Example: The BFE as shown on the Flood Insurance Rate Map ("FIRM") is 8' (8 feet) which would make the development requirement at or above 9' (nine feet).

Freeboard does not apply to:

- non-habitable spaces such as garages or storage areas. These areas must be located at or above the minimum BFE requirement shown on the FIRMs or be may be constructed below BFE if proper flood vents or breakaway walls are installed;
- Machinery must be located at or above the minimum BFE requirement shown on the FIRMs;
- Substantially damaged or substantially improved structures must be located at or above the minimum BFE requirement shown on the FIRMs.
- A Substantially damaged is a structure that has damage resulting in a repair value of 50% or more of the value of the structure before it received damaged.
- A substantially improved structure is any structure that has an improvement that has a value of 50% or more of the current value of the structure.

Non-Conversion Agreement

A non-conversion agreement only applies to new residential and non-residential construction, including additions, in a Velocity zone with an area below the finished floor that is greater than 5' (five feet). The non-conversion agreement must be submitted after the building final inspection has been completed and before Certificate of Occupancy is issued for new construction permits with or without a proposed enclosure.

- A non-conversion agreement for a new construction and additions with an enclosure below base flood elevation is an agreement that the space will not be converted to a habitable living space and remain solely used for parking, access or storage.