



## YOUR PROPERTY IS IN A FLOOD HAZARD AREA

### What I must do:

1. You must build or place your house, manufactured home, storage building, workshop, etc...where the lowest floor is at or above the (BFE) Base Flood Elevation requirement. Your surveyor will leave a stake or marking on the property to indicate where the 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 base flood 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. The openings must be placed on opposite walls and 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.*

3. Storage buildings, workshops, etc (below 500 sq. feet)... with no plumbing may be built below the BFE; however, permanent openings must be installed as described above.
4. All of the electrical, heating, ventilation, plumbing, and air-conditioning equipment must also be at or above the BFE (i.e. air conditioning unit, hot water tank, etc...) 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. (Manufactured homes are also required to have the bottom of the Ibeam elevated above the BFE)*

### What I must not do:

1. The area below the BFE is to be kept open in order to allow floodwaters to run through. Permanent enclosures below the BFE are not permitted. (i.e. laundry rooms, game rooms, mud rooms, bathrooms, kitchens, etc..)

**\*\*However, permanent enclosures for parking of vehicles, building access (stairs), or limited storage are allowed, if constructed in accordance with #2 as listed above.\*\*** Also, limited enclosures such as lattice work or insect screening is allowed below the BFE.

If you have any questions, please call Floodplain Management Department @ (318) 487-5401, ext 16.