

FLOOD ZONE REQUIREMENTS FOR SINGLE FAMILY HOMES AND THEIR ACCESSORY BUILDINGS

Plan review - If any part of the property is located in a Special Permit Zone (SPZ), a registered Civil Engineer must complete one of the following actions before review of the building plans can begin:

- Determine that the proposed building site is not within the SPZ, or
- Establish a Base Flood Elevation (BFE) which represents the highest level the water is likely to reach in a flood, or
- Establish a maximum water depth above grade in the case of sheet flow on hillsides, or
- Design a method of flood protection other than elevation which is acceptable to the Town Engineer

If the building is within the SPZ, an Elevation Certificate must be provided with the BFE shown and the "**Construction Drawings**" **checkbox marked**.

Stemwall inspection - If the BFE is more than 1' above grade at the perimeter of the building, openings must be provided in the foundation walls which allow water to pass through, limiting the pressure against the walls. These openings must be no more than 1' above grade and must have an area equal to 1 sq. in. for each sq. ft. of area enclosed by the foundation walls.

Underfloor / Slab floor inspection - The lowest finish floor level (generally the garage slab) must be at least 1 foot above the BFE. Compliance with this requirement must be certified by the project engineer in the form of an Elevation Certificate with the "**Building Under Construction**" **checkbox marked** and both the BFE and the lowest floor elevation shown. This Elevation Certificate must be provided to the inspector prior to pouring the slab or installing the subflooring. All materials below the BFE, including fasteners, must be "Flood Resistant Materials", such as concrete, masonry, pressure treated wood, or galvanized steel.

Final inspection - All equipment such as HVAC units and water heaters must be above the BFE. Propane tanks must be above the BFE or anchored to prevent flotation. A third Elevation Certificate must be provided by the project engineer with the "**Finished Construction**" **checkbox marked**.