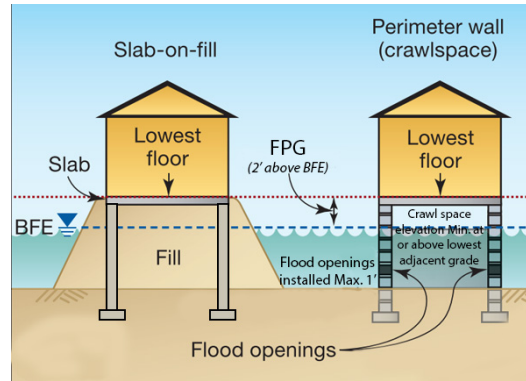


# QUICK GUIDE TO BUILD WITHIN A FLOODPLAIN



BFE = Base Flood Elevation      FPG = Flood Protection Grade

## ALL STRUCTURES

- All buildings, including any size shed, must be properly anchored to resist, flotation, collapse, and lateral movement.
- Utilities, including electrical, heating, ventilation, plumbing, air-conditioning equipment (including ductwork) must be elevated to FPG.
- Walls of enclosed areas below FPG must have flood openings that allow floodwaters to automatically equalize during an event. For more information, consult [FEMA NFIP Technical Bulletin 1, Openings in Foundation Walls and Walls of Enclosures \(2008\)](#).
  - To obtain a permit the type and specifications of the flood openings must be submitted.
  - Flood openings must be installed no higher than 1' above interior & exterior grade.

## HOMES/ATTACHED GARAGES i.e. Livable Structures

- The top of the lowest floor must be elevated to, or above, the FPG, which is 2' above BFE.
- Crawl space ground elevation must be at or above lowest adjacent grade. Anything below lowest adjacent grade is considered a basement, basements are not permitted within the Floodplain.
- A benchmark for BFE/FPG is needed at the time of issuance of permit. Before a Certificate of Occupancy will be issued an Elevation Certificate must be obtained to ensure compliance.

## DETACHED GARAGES/SHEDS

- Flood damage-resistant construction materials must be used below the FPG. For more information, consult [FEMA NFIP Technical Bulletin 2, Flood Damage Resistant Materials Requirements \(2008\)](#).

*\*This guide is meant to be a quick reference and should not be used in substitution of the Noble County Ordinance for Flood Hazard Areas. To ensure compliance please consult the Ordinance.*