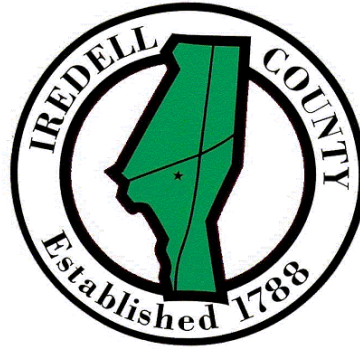


Sources:

- ◆ FEMA— NFIP
Regulations: Sections
59.1, 59.2, 60.1
- ◆ Flood Insurance Study,
Iredell County, NC, March
18th, 2008
- ◆ www.fema.gov



This is a brief explanation of the regulations pertaining to floodplain management. This does not include all the regulations. Please talk to the staff to find out the exact regulations for your property.



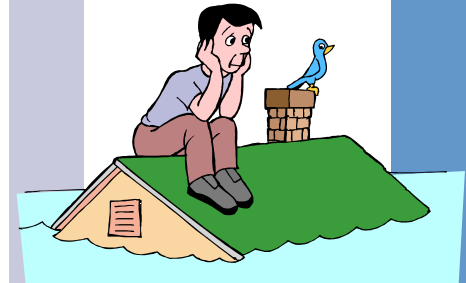
Iredell County Planning & Enforcement
Department

Help! I just found out my
property is in the floodplain!

For More Information
Please Contact
Ben Stikeleather: 704-832-2351

349 N. Center St.
Statesville, N C 28687

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floodplain!



349 N. Center St.
Statesville, N C 28687
www.co.iredell.nc.us

Floodplain Management

History

The National Flood Insurance Act of 1968 was enacted by Title XIII of the Housing and Urban Development Act of 1968 to provide previously unavailable flood insurance protection to property owners in flood-prone areas. Iredell County joined the NFIP in 1979.

FEMA has set forth minimum development standards for flood plain areas. North Carolina and Iredell County also have regulations adding more restrictions to those imposed on the federal level.

Check the Property

One of the staff members will check your property to determine the location of the floodplain. Please remember, this is not an exact determination. The staff's interpretation of the FIRMs are only ballpark measurements. If your property is located near the edge of a floodplain, you will need to find out exactly where the



This will need to be established by a surveyor or engineer and shown on a plat along with any existing buildings and the proposed development. Development includes buildings, dredging, filling, grading, paving. Basically, this is any man-made changes to the property. Substantial improvement, which is any repair, reconstruction, or improvement of a structure within a twelve month period, where the cost equals or exceeds 50% of the market value before the improvements, would also fall under these regulations.

Elevation Certificate

If any of the work being done is shown to be located in the floodplain, an elevation certificate must be completed at three points during the construction process. You can get the forms in the Planning Office or download them from the FEMA web page, www.fema.gov. The majority of the forms will have to be completed by a registered surveyor or engineer. Please ask the staff member to determine how your forms needs to be completed.

Basic Regulations

New construction or substantial improvements must be elevated no less than 1 foot above the base flood elevation. Manufactured homes must be placed no less than 2 feet above the base flood elevation. Any solid perimeter walls must have vents no higher than one foot above the adjacent grade. Non-residential projects have the option of floodproofing the development. A floodproofing certificate will be required along with any substantiating documentation.



Construction

The completed elevation certificates will show the elements of how the structure will be constructed to comply with the floodplain regulations. This will include such things as: elevation of the first floor, size and number of the vents, and elevation of machinery and other equipment. The Planning Office will do inspections on the structure during construction to make sure the work is being done as shown on the elevation certificate.



Certificate of Completion

Before the certificate of completion can be issued, another elevation certificate must be received by the Planning Office based on the finished construction.

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Phone: 704-832-2351
fax: 704-928-2025