

ACCESSORY BUILDINGS IN FLOODPLAIN

Accessory/Storage buildings built in the floodplain are required to have openings that allow for the flow of water through the building. The following is a portion of our Ordinance 258 regarding this requirement:

Enclosures - new construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

- (a) A minimum of two openings on separate walls having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding shall be provided.
- (b) The bottom of all openings shall be no higher than 1 foot above grade.
- (c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

FEMA REGULATIONS

Under limited circumstances communities may issue variances to permit construction of wet-floodproofed accessory structures. These accessory structures must be low value and not be used for human habitation. They must also meet the following requirements:

1. Accessory structures shall be designed to have low flood damage potential.
2. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.
3. Accessory structures shall be firmly anchored to prevent flotation which may result in damage to other structures.
4. Service facilities such as electrical and heating equipment shall be elevated or floodproofed.
5. Accessory structures shall have openings as required under 60.3(c)(5).
6. Floodway encroachment provision of 60.3 (d) (3) must be met.

See FEMA Publication *Openings in Foundation Walls and Walls of Enclosures*.

<https://www.fema.gov/openings#>