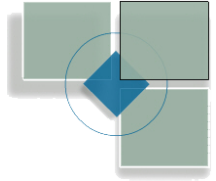


DeKalb County Planning & Sustainability Department

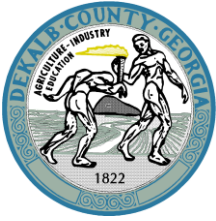
Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker AICP
Director



Site Plan Requirements in Flood Hazard Areas

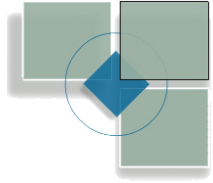
- (1) Site plan, including but not limited to:
 - a. For all proposed structures, **spot ground elevations at building corners** and twenty-foot or smaller intervals along the foundation footprints, or one-foot contour elevations throughout the building site referenced to mean sea level NAVD 1988; and
 - b. Proposed locations of water supply, sanitary sewer, utilities, and stream buffers; and
 - c. If available, the base and future-conditions flood elevation from the flood insurance study and/or flood insurance rate map **to the nearest tenth of a foot**, 0.1 ft **M.S.L.**; and
 - d. If applicable, the location of the regulatory floodway; and
 - e. Existing and proposed elevation of the area in question and the nature, location and dimensions of existing and/or proposed structures, earthen fill placement, amount and location of excavation material and storage of materials or equipment; and
 - f. Proposed locations of drainage and stormwater management facilities; and
 - g. Proposed grading plan. **Cut areas shall be stabilized and graded to a slope of no less than 2.0 percent**; and
 - h. Boundaries of the base flood floodplain and future-conditions floodplain, **plus 5-foot easement**; and
 - i. Certification of the site plan by a registered professional engineer in the state.
 - j. Note on the plan in bold text: **Flood damage-resistant materials, to include fasteners, are to be used below the base flood elevation per ASCE 24 and the International Codes.**
 - k. Any addition of volume in the floodplain requires compensatory grading up to 150 cubic yards per acre of floodplain on the property or fraction thereof.
- (2) Building and foundation design detail, including but not limited to:
 - a. Proposed elevation in relation to mean sea level, or highest adjacent grade, of the lowest floor, including the basement, of all structures and the **minimum finished floor elevation, MFFE, (base flood elevation plus three feet for residential)** or base flood plus one foot for non-residential; and
 - b. For a crawl space foundation, location and total net area of foundation openings as required in subsection [14-432\(b\)\(3\)](#) and FEMA Technical Bulletins 1-93 and 7-93; and
 - c. For foundations placed on fill, the location and height of fill, and compaction requirements (compacted to ninety-five (95) percent using the Standard Proctor Test Method); and
 - d. Certification that any proposed nonresidential floodproofed structure meets the criteria in [14-432](#); and
 - e. For enclosures below the base flood elevation, location and total net area of foundation openings as required in [14-432c\(i\)](#).
 - f. Certification that the foundation design detail is by a registered professional engineer in the state.
 - g. Note on the plan in bold text: **Flood damage-resistant materials, to include fasteners, are to be used below the base flood elevation per ASCE 24 and the International Codes.**



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Reference 14-420.(a)(1), and (2), 14-424 to 14-430, and through 14-450.

All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing and other service facilities shall be designed and/or located three (3) feet above the base flood elevation or one (1) foot above the future-conditions flood elevation, whichever is higher, so as to prevent water from entering or accumulating within the components during conditions of flooding; and

Within zones AH or AO if no flood depth number is specified, the lowest floor, including basement, shall be elevated at least three (3) feet above the highest adjacent grade, and grade so that there are adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures. Provide openings for elevated buildings if it applies.

For additions include current photographs of the exterior (front, rear, sides), detailed description of the proposed improvement (rehabilitation, remodeling, addition, etc.) or repairs, cost estimate of the proposed improvement or the cost estimate to repair the damaged building to its before-damage condition, Owner's affidavit (signed and dated), Contractor's affidavit (signed and dated), and the Substantial Improvement Worksheet.

Substantial improvement means any combination of repairs, reconstruction, alteration, or improvements to a building, taking place during a ten-year period, in which the cumulative cost equals or exceeds fifty percent of the market value of the structure prior to the improvement.

For substantial improvement construction means the alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building, as well as the following:

- Additions to the principal structure
- Conversion of a carport to enclosed habitable space
- Enclosure of a deck, or conversion of a deck to sunroom or similar.

In assessing a repairs, reconstruction, alteration, or improvements permit application for an existing dwelling in a flood-prone area a substantial improvement determination is required necessitating a recent property appraisal provided by the owner that must include 'Cost Approach to Valuation' to document the value of each structure separate from that of the land. Alternately the owner may elect to use the Tax Assessors appraised value of the structure as the basis of the pre-construction cost.

If the substantial improvement determination finds that the proposed work is substantial improvement the options are:

1. The entire structure must be brought into compliance with the codes, or
2. The scope of work can be reduced to below the amount that would result in substantial improvement determination.

Contact Donovan Cushnie at dcushnie@dekalbcountyga.gov for additional information.