

Revision to Floodplain Regulations

Three (3) feet of freeboard.

Measure the height of structures from the Design Flood Elevation or the ground level at the entrance of the structure, whichever is greater.

Require Elevation Certificates based on proposed construction with new development and additions in the Special Flood Hazard Area

Require all development within 0.2% annual chance of flood (X Shaded) to have a finished floor or be floodproofed 18 inches above grade.

Require a twenty foot setback from the landward edge of mean high water for principal structures.

Prohibit the construction of subgrade crawl spaces within a Special Flood Hazard Area.

Prohibit the use of breakaway walls in Coastal High Hazard (VE) and Coastal Floodplain (Coastal A) districts.

Identify Coastal Floodplain Districts (Coastal A Zone) and provide regulations to match construction requirements for Coastal High Hazard District (VE).

Require existing buildings come into compliance with current regulations if flood damage from two events, on average, each equals or exceeds 25% the market value of the structure and the building is structurally damaged or altered.

Additional Information

Questions? Please contact the Norfolk Department of City Planning at: **(757) 664-4752** or email at: planning@norfolk.gov.

Suggestions for improvement? Please call or email the Department of City Planning with your ideas.

For updates on City initiatives regarding flooding awareness and mitigation, please visit <http://www.norfolk.gov/flooding>

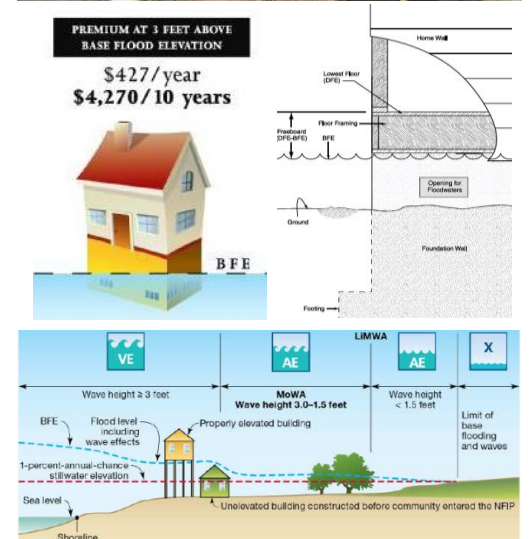


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FLOOD ZONE REGULATION CHANGES



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What has changed?

On January 1, 2014, new regulations were put in place for development within the flood zones. One of the major requirements added will be **3 feet of freeboard**. A summary of the changes from the current regulations is attached.

Where can I find the requirements?

The FIRM and the associated development requirements are implemented by City of Norfolk [Zoning Ordinance in Chapter 11-3](#) along with the [Virginia Uniform Statewide Building Code](#). The revised zoning ordinance text can be obtained by contacting the Department of City Planning or on the website at: <http://www.norfolk.gov/DocumentCenter/View/10720>

What can I do to be approved under the old regulations?

A property will be considered vested ("grandfathered") **if a building permit was obtained prior to January 1, 2014**. If an approved permit expires, the construction will be required to comply with the new regulations.

How has the permitting process changed?

A separate floodplain development application is required to be completed and signed by the applicant. This application is only required if the property is located within the floodplain.

Elevation Certificates based on the proposed construction documents are now required for all new construction within the floodplain. This will require for the contractor to provide completed plans to the design professional in order to allow them to provide the required certification.

How has the inspection process changed?

An additional floodplain inspection is now required for all additions and new construction. The contractor is required to submit the final elevation certificate and as-built survey to the building permit office once the work has been completed and before the final inspection. The elevation certificate will be reviewed for correctness as well as the site for compliance with the floodplain regulations. No certificates of occupancy will be granted until the

floodplain inspection has been approved.

Staff states my project is within the floodplain, what can I do to show otherwise?

The applicant may provide additional information to prove a project is located outside of the floodplain. The following documentation may be provided or obtained:

- Current physical survey showing the location of the flood zones on the property and that the project is clearly out of the floodplain.
- Letter of Map Amendment (LOMA) that has removed the entire property from the floodplain. Letter is signed and approved by FEMA.

Who can I contact if I have any questions?

Please contact Lenny Newcomb or Bobby Tajan in the Department of City Planning at (757) 664-4752 or at Lenny.Newcomb@norfolk.gov and Robert.Tajan@norfolk.gov.