

Anderson County

South Carolina



Planning & Development

BUILDING CODES ADMINISTRATION • DEVELOPMENT STANDARDS

ANDERSON COUNTY FLOOD PROGRAM INFORMATION

LISTED BELOW ARE THE SERVICES PROVIDED BY ANDERSON COUNTY TO COMMUNICATE INFORMATION ABOUT FLOOD HAZARDS, FLOOD INSURANCE RATE MAPS (FIRM), ELEVATION CERTIFICATES, FLOOD DEPTHS, SPECIAL FLOOD RELATED HAZARDS, PAST FLOODING, MANDATORY PURCHASE OF FLOOD INSURANCE, AND NATURAL FLOODPLAIN FUNCTIONS:

ELEVATION CERTIFICATES

FEMA Elevation Certificates are available, including instructions for completion, verification of building compliance, and estimate of flood depths. Please visit our website for the newest version of the elevation certificate.

FLOOD INSURANCE RATE MAPS (FIRM)

FIRMs will provide basic information needed to accurately rate a flood insurance policy, including community ID or NFIP number, panel number, date of FIRM, FIRM zone AE, A, AO, X, or C, NAVD, floodways and flood fringe. Regulatory requirements must be addressed if developing in a floodway.

FLOOD PROBLEMS NOT SHOWN ON THE FIRM

Not all waterways have designated floodplains, but all waterways will flood. Flash floods are the most dangerous type of flood, killing more people annually than any other weather event. Unincorporated areas of Anderson County are susceptible to the breach of at least one high hazard dam.

MANDATORY PURCHASE OF FLOOD INSURANCE

The NFIP (National Flood Insurance Program) is a federal program enabling property owners to purchase flood insurance. The maximum amount of coverage available for a single-family residence is \$250,000 and \$500,000 for non-residential structures. Content coverage is also available. Manufactured homes are also insurable. Visit <https://www.floodsmart.gov/> for insurance agents in our area.

FLOOD DEPTH DATA

Flood water depth data is available in given areas of Anderson County. Our GIS and Planning staff can provide data showing the approximate depth of flooding at different flood recurrence levels.

SPECIAL FLOOD RELATED HAZARDS

Mud-flow hazards are possible in the foothill areas of Anderson County. Closed-basin lakes that have a small or nonexistent outlet structure can also pose flooding hazards for properties down-stream.

HISTORICAL FLOOD INFORMATION

Areas adjacent to the Broadway Lake, Booker Street, and Susan Street in Anderson County have been known to flood in the past. Photographs of past flooding at these sites are available along with locations of high-water marks.

NATURAL FLOODPLAIN FUNCTIONS

Undisturbed wetlands provide a wide range of benefits to the human and natural systems, water quality, support a high rate of growth, maintain biodiversity and the integrity of the ecosystem, and provide green space, protecting creeks and streams from development effects and erosion.