

FLOODPLAIN PERMITTING

Once the sub-floor elevation is verified to meet the original Elevation Certificate, construction may continue.

- A “Finished Construction” Elevation Certificate must be submitted to Building Codes prior to the issuance of a Certificate of Occupancy.



FEMA



This is a general guide for the permitting of buildings and structures in the Special Flood Hazard Areas in Anderson County. For detailed information regarding the process and requirements in this guide, please contact the Local Administrator.

If your property is located within a
“SPECIAL FLOOD HAZARD AREA”
as identified by the
Federal Emergency Management Agency (FEMA).

When making application for a building permit, Building Codes staff will perform an initial “Floodplain Check”.

This “Floodplain Check” is based upon the current information provided by the GIS Department and reflects the most current topographical information and data as well as the latest FIRM Rate Maps.



If it is determined that the construction of any structure may be located within the Federal Emergency Management Agency (FEMA) identified “Special Flood Hazard Area”, it will be required that a survey, by an engineer or land surveyor, showing the proposed structure and its relationship to the designated flood hazard area, be provided prior to the issuing of the permit.

If it is determined that the proposed development may be within a “Special Flood Hazard Area”, the Building Codes Department will notify the property owner(s) and outline the steps required in order to meet the floodplain Development Permitting Requirements as required by FEMA.

FLOODPLAIN DEVELOPMENT PERMITTING REQUIREMENTS

When located within a Federal Emergency Management (FEMA) 100 YEAR FLOODPLAIN.

1. A Certificate of Elevation prepared by an SC licensed land surveyor will be required to be submitted in order to establish the base flood elevation of the site and subsequent elevation of the lowest floor level. Anderson County Flood Damage and Prevention Ordinance requires the lowest floor to be elevated two (2) feet above the base elevation. (Residential) A registered, professional engineer or architect may certify that the lowest floor to be elevated two (2) feet above the base elevation for commercial structures. The Development Standards Department will review the elevation certificate for compliance. Please allow for a minimum of 48 hours to review the

certificate. After all requirements are met, the elevation certificate will be forwarded to the Building Codes Department to be attached to the building permit. Please note that a building permit cannot be issued until the Development Standards Department approves the Elevation Certificate.

2. Once construction begins and reaches the sub floor stage, an intermediate floor elevation must be taken before continuing any vertical construction beyond the subfloor of the structure. Once the sub floor elevation is verified to meet the original Elevation Certificate, construction may continue. Please note that coordination with your surveyor is very important in making certain that your site is constructed at the location that was approved at the initial submittal and staking. Anderson County will not request submission of an elevation certificate for the building under construction at this time. However, this is the responsibility of the permit holder to make certain that you meet all requirements. Failure to meet the requirements will result in a stop work order for the project until said corrections are made that the sub floor is constructed properly.

3. Upon completion, a Final Elevation Certificate must be submitted to the Development Standards Department prior to the Final Inspection to certify that the structure is built in accordance with the previous submitted elevation certificate and meets the 7 minimum requirements of the Flood Damage and Prevention Ordinance. Please allow for a minimum of 48 hours to review the Final Elevation Certificate. After review, the elevation certificate will be forwarded to the Building Codes Department to be attached to the building permit. Please note that a Certificate of Occupancy cannot be issued until the Development Standards Department approves the Final Elevation Certificate.

If the proposed building site is not in the FEMA Zone “A” and is located within FEMA Zone “X” or “C”, the Building Codes Official will approve the building site location and approve the application for the building permit.

