

Residential Structure Guide for Floodplain Management

Residential Structure
(Located in SFHA)

Slab-on-grade

Top of slab must be at least 1-foot above BFE

- Reference lowest floor moves to floor above crawlspace. That floor must be at or above 1-foot above BFE
- Openings required
- Utilities elevated/floodproofed

Crawlspace

Crawlspace floor at or above grade

- Technical Bulletin 11 must be adopted and built as specified
- Allowed, if no more than 2 feet subgrade and total of 4 feet or less in total height
- Height greater than 4 feet (top of floor to bottom of rafter) is a **VIOLATION**
- More than 2 feet below grade is a **VIOLATION**
- Openings required
- Utilities elevated/floodproofed

Subgrade crawlspace

Full-story Enclosure

Not subgrade on **all** sides

- Use is restricted to storage of vehicles, limited storage, and access to elevated floor
- Interior grade must be at or above the exterior grade along the entire length of the lowest side (to prevent being basement)
- Openings required
- Reference lowest floor moves to elevated floor

Subgrade on **all** sides

- If more than 4-feet in height and subgrade, it is a **VIOLATION**

Walk-out "basement"

Not subgrade on **all** sides

- Top of lowest floor must be elevated to at least 1-foot above BFE

Basement

Subgrade on **all** sides

- Top of lowest floor must be elevated to at least 1-foot above BFE
- Must follow specifications in Technical Bulletin 10