

CITY OF BEAUFORT FLOOD ZONE VERIFICATION FORM

DATE:

TO WHOM IT MAY CONCERN:

THE PROPERTY LOCATED AT: _____

DISTRICT _____ **TAX MAP** _____ **PARCEL** _____ Has been located on the City's Flood Rate Insurance Map. The following information is provided:

City of Beaufort Community Number is _____

This property is located on Panel Number _____, Suffix _____

Date of the FIRM index: Month _____ Day _____ Year _____

The Property is located in FIRM zone _____

The property described above:

is located in a special flood hazard area. The required base flood elevation at the property is _____, NVGD. Federal law requires that a flood insurance policy be obtained as a condition of a federally-backed mortgage or loan that is secured by the building. It is up to the lender to determine whether flood insurance is required for the property. Flood insurance is available in the City of Beaufort through local insurance agencies. (See attached information on flood insurance).

is not located in a special flood hazard area, the property may still be subject to local drainage problems or other unmapped hazards. Flood insurance is available and may be obtained at non-floodplain rates. A flood insurance policy may be required by the lender.

is located in a Coastal Barrier Resource System (CBRS) area.

is not located in a Coastal Barrier Resource System (CBRS) area.

NOTE: This information is based on the Flood Insurance Rate Map for the City of Beaufort. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of the City of Beaufort, or any officer or employee thereof, for any damage that results from reliance on this information.

Community Official (Print or Type)

Signature

REQUIREMENTS WHEN STRUCTURES ARE LOCATED IN FLOOD HAZARD ZONES

A1-30 Zones

Any structure, including mobile/manufactured homes, built or placed in the "A" zones must be elevated so that its lowest floor is at or above the base flood elevation (required NVGD). Any space enclosed below the BFE, including crawl space must have a minimum of two openings to equalize flood forces on the walls. The total net area of these openings shall be one (1) square inch for each square foot of enclosed space. The bottom of such openings shall be no higher than one (1) foot above grade.

Enclosures below the BFE may only be used for parking vehicles and for storing items such as lawn chairs, lawn mowers, etc. **Enclosed space below the BFE MAY NOT BE USED AS HABITABLE SPACE.** If the space below the BFE is enclosed, **flood resistance materials must be used. Heating and air conditioning equipment must also be elevated above the BFE.**

V1-30 Zones

Any structures built in the "V" zones must be elevated so that its lowest horizontal supporting member is at or above the required BFE (NVGD). Mobile homes are not allowed in "V" zones. All structures built in the "V" zone must have their foundation and anchoring system designed by a professional Engineer or Architect registered in the State of South Carolina. Solid walls are not allowed below the BFE in the "V" zones; lattice or screening is permitted provided they are designed to break away.

The area under a structure located in the "V" zone that is used for parking vehicles must remain completely open with the exception of lattice or screening as described above. All heating and air conditioning equipment must be elevated above the BFE (above horizontal supporting member).

Coastal Barrier Resource System

Flood insurance is not available for structures newly built or substantially improved on or before October 1, 1983 in designated undeveloped Coastal Barrier Zones.

For more information concerning the City of Beaufort's flood damage prevention ordinance, you may call 525-7040.