



CITY OF BEAUFORT 1911  
BOUNDARY ST BEAUFORT, SC 29902

Scan form & email to:  
mmcteer@cityofbeaufort.org

**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 \_\_\_\_\_, NAVD 1988. 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). ***The elevation noted above is the minimum elevation required by FEMA. However, The City of Beaufort has more stringent flood elevation requirements for construction. See the City of Beaufort's Flood Damage Prevention Ordinance.***

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

(See reverse side for additional information)



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## REQUIREMENTS WHEN STRUCTURES ARE LOCATED IN FLOOD HAZARD ZONES

### AE Zones

Any structure, including mobile/manufactured homes, built or placed in the "AE" zones must be elevated so that its lowest floor is elevated to the most restrictive of the design elevation of 13 feet **or** the base flood elevation plus 1 foot of freeboard (NAVD 1988). Any space enclosed below the design flood elevation noted above or BFE + 1' freeboard, including crawl space, must have a minimum of two flood vent 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 design flood elevation noted above or the BFE+1' 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 design flood elevation or the BFE+1' is enclosed, **flood resistance materials must be used. Heating and air conditioning equipment must also be elevated above the BFE.**

### VE Zones

Any structures built in the "VE" zones must be elevated so that its lowest horizontal supporting member is elevated to the most restrictive of the design elevation of 13 feet **or** the base flood elevation plus 1 foot of freeboard (NAVD 1988). Mobile homes are not allowed in "VE" zones. All structures built in the "VE" 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 "VE" zones; lattice or screening is permitted provided they are designed to break away.

The area under a structure located in the "VE" 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 to the most restrictive of the design elevation of 13' or the BFE + 1' freeboard. (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.

**SCAN FORM AND EMAIL TO: [mmcteer@cityofbeaufort.org](mailto:mmcteer@cityofbeaufort.org)**