PROPOSED REGULATION CHANGE FOR STRUCTURES IN AREAS OF SPECIAL FLOOD HAZARD OR COASTAL HIGH HAZARD AREAS – July 2019

INTENT – To create an exception to the building height regulations were FEMA requirements force construction to be above the base flood elevation.

EXISTING BUILDING HEIGHT REGULATION Building Height – The maximum height of any building structure shall be **twenty-seven feet, measured from the grade** plane to the mean **roof height. In no case shall any peak or other building feature exceed thirty-eight feet** when measured from the grade plane to that roof peak or other building feature, except chimneys may be of such height as regulated by the building code as amended time to time.

PROPOSED NEW DEFINITIONS

AREA OF SPECIAL FLOOD HAZARD means land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

BASE FLOOD ELEVATION (BFE) means the elevation of the crest of the base flood or 100-year flood. The height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas.

COASTAL HIGH HAZARD AREA means the area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity waters, including but not limited to, hurricane wave wash or tsunamis. The area is designated on a Flood Insurance Rate Map (FIRM) as Zone VE.

FLOOD INSURANCE RATE MAP (FIRM) means the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

PROPOSED BUILDING HIEGHT REGULATION FOR STRUCTURES IN AREAS OF SPECIAL FLOOD HAZARD OR COASTAL HIGH HAZARD AREAS

EXCEPTIONS OF THE BUILDING HEIGHT IN AREAS OF SPECIAL FLOOD HAZARD OR COASTAL HIGH HAZARD AREAS: When a proposed structure that is in a Special Flood Hazard or Coastal High Hazard Areas is required to have the lowest floor elevated to one (1.0) foot above the base flood elevation as determined by the East Lyme Building Official, the following exceptions apply to the building height:

The maximum height of any building structure shall be t**wenty-five feet**, measured from the base flood elevation to the mean roof height. In no case shall any peak or other building feature exceed t**hirty-six** feet when measured from the base flood elevation to that roof peak or other building feature, except chimneys may be of such height as regulated by the building code as amended time to time.

Thought process - *Mapping and construction diagrams required by the East Lyme Building Department will demonstrate the base flood elevation requirements.*

Our existing regulations require the measurement from the grade plan / surrounding ground grade. Typical construction to the first floor elevation is two (2) feet above the grade plane.

Flood proofing requires the first floor elevation to be one (1) foot above the Base Flood Elevation.

Exception regulation puts all structures on a level construction regulation. No Special Exception applications or variances needed.

EAST LYME ORDINANCE - CONSTRUCTION IN AREAS OF SPECIAL FLOOD HAZARD OR COASTAL HIGH HAZARD AREAS

THE BASE FLOOD ELEVATION OF ELEVATED BUILDINGS – New construction, substantial improvements, whether residential or non-residential, that include fully enclosed areas formed by a foundation and other exterior walls shall have the lowest floor elevated to one (1.0) foot above the base flood elevation (BFE).

ESTABLISHMENT OF BUILDING PERMIT IN AREAS OF SPECIAL FLOOD HAZARD OR COASTAL HIGH HAZARD AREAS - A building permit shall be obtained before construction begins within any area of special flood hazard established in the Flood Insurance Rate Map. Application for a permit shall be made on forms furnished by the East Lyme Building Official and may include, but not be limited to: Plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage or materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required: A. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures; B. Elevation in relation to mean sea level to which any structure has been flood proofed; C. Certification by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice and the flood proofing criteria as require. D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development; and E. Plans for any walls to be used to enclose space below the base flood level.