

Floodplain and Drainage Advisory Committee

Standards and Recommendations Votes

#	Floodplain Standard	Yea's	No's	A's *
1	Flood Studies Required in unmapped floodplains	14	3	0
2	Flood Study Required in Zone A (no BFE) FEMA mapped floodplains	14	3	0
3	Only FEMA approved floodplain and BFE data shall be shown on record plans and development documents	16	1	0
4	Use accepted base flood elevation in building permit application documents	17	0	0
5	Floodplain information included on permitting documentation	17	0	0
6	Require use of elevation and flood proofing certificates	16	1	0
7	Require 18 inches of freeboard	8	8	1
7A	Require 12 inches of freeboard	9	8	0
8	Require 18 inches of free board for manufactured homes	12	5	0
9	Shallow fill above BFE will not exempt a structure from floodplain regulations	13	4	0
10	Hydrostatic Venting required	17	0	0
11	Prohibit below-grade crawl spaces or enclosures	16	1	0
12	Prohibit subdividing of land in the floodplain	6	11	0
13	Prohibit new non water dependent structures in floodplains in newly subdivided lands	9	7	1
14	Prohibit encroachments that would cause more than 0.1 foot of rise without compensation	13	3	1
15	Incorporate FEMA technical bulletins in local floodplain regulations	14	3	0

#	Floodplain Recommendation	Yea's	No's	A's *
1	DNREC shall make it a priority to modernize floodplain maps.	15	0	1
2	Lending banks are currently required to review maps in FEMA's map service center and disclose flood risks at closing but this often does not occur. DNREC should meet with the Board of Realtors within six months to develop improved wording on seller disclosure forms, should investigate lending regulations to determine whether flood zone determinations are required in advance of settlement, and if so how far in advance.	15	0	1
3	A Certified Floodplain Manager should be on staff, under contract, or available for assistance at each agency to review floodplain activities. DNREC can provide assistance by providing training to assist staff in becoming Certified Floodplain Managers, and proctor the exam periodically.	13	1	2
4	Memoranda of Agreement (MOA) should be encouraged between counties or other larger governments and smaller cities or towns for enforcement of floodplain regulations where local capabilities are insufficient.	13	1	2

* A's = abstains from voting

#	Floodplain Recommendation	Yea's	No's	A's *
5	A separate plan review or building permit process specific to floodplain regulation will be required for all development or construction activities in floodplains. Site plan notes and building permit application documents will include floodplain information including but not limited to floodplain map used, flood zone, base flood elevation, lowest floor elevations, utility and machinery elevations.	14	1	1
6	Communities should adopt floodplain maps by utilizing "effective map as last revised" terminology so that new or updated maps from FEMA are automatically adopted as they are issued by FEMA.	15	0	1
7	Communities should review their codes for wording which undermines NFIP requirements or makes them difficult to understand. For example, phrases such as "no land below the level of the 100-year flood may be developed unless it complies with all applicable floodplain regulation" could remove high sand dune areas in a V-Zone from floodplain regulations which would be unwise, and would not be allowed under the minimum NFIP requirements.	15	0	1

#	Drainage Standard	Yea's	No's	A's *
1	Easements	17	0	0
2	Obstructions	15	2	0
3	Conveyance Systems	14	3	0
4	Lot Grading	15	2	0
5	Topographic Plan	13	4	0
6	As-Builts	14	3	0

#	Drainage Recommendation	Yea's	No's	A's *
1	The review of existing drainage patterns should be included not only in the subdivision planning process but in the building permit process as well.	12	2	3
2	Permanent easements conveyed to a public entity should be considered whenever public dollars are spent to correct a drainage deficiency.	17	0	0
3	DNREC should oversee the preparation of a guideline similar to the Residential Lot Grading Guidelines from Deltona, Florida. County or municipal governments could then incorporate the guidelines into their codes and ordinances.	13	2	2