

SPECIAL FLOOD HAZARD AREA CONSTRUCTION REQUIREMENTS

A summary of requirements for common projects is below, THIS IS **NOT A COMPLETE LIST OF CONSTRUCTION REQUIREMENTS**. For a complete list of construction requirements, refer to Haltom City's Flood Protection and Prevention Ordinance.

Residential New Construction and Substantial Improvement:

- A. The lowest floor shall be elevated two feet above the base flood elevation.
- B. A registered professional engineer or registered professional land surveyor shall submit a sealed FEMA Elevation Certificate to the floodplain administrator.
- C. **If construction encroaches in the Regulatory Floodway: A registered professional engineer must demonstrate and certify, through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that the proposed encroachments would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.**

Non-Residential New Construction and Substantial Improvement:

- A. The lowest floor shall either be:
 - i. Elevated two feet above the base flood elevation, or
 - ii. Designed so that the structure and utility facilities are watertight (floodproofed) to one foot above the base flood elevation and capable of resisting hydrostatic and hydrodynamic loads and buoyancy.
- B. A registered professional engineer shall certify that the design and methods of construction are in accordance with accepted standards of practice.
- C. A registered professional engineer or registered professional land surveyor shall submit a sealed FEMA Elevation Certificate or FEMA Floodproofing Certificate to the floodplain administrator.
- D. **If construction encroaches in the Regulatory Floodway: A registered professional engineer must demonstrate and certify, through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that the proposed encroachments would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.**

Enclosures:

- A. The enclosure must be used solely for parking of vehicles, building access, or storage and automatically equalize hydrostatic flood forces on exterior walls
- B. The design for meeting the above requirement must either be certified by a registered professional engineer or meet the following minimum criteria:
 - i. A minimum of two openings which have a total net area of more than one square inch for every square foot of enclosed area
 - ii. The bottom of all openings shall be no higher than one foot above grade
 - iii. The openings must permit the automatic entry and exit of floodwaters
- C. **If construction encroaches in the Regulatory Floodway: A registered professional engineer must demonstrate and certify, through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that the proposed encroachments would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.**

Manufactured Homes:

- A. Manufactured homes must be elevated so that either:
 - i. The lowest floor of the manufactured home is at two feet above the base flood elevation, or
 - ii. The chassis is supported by reinforced piers (or equivalent) that are at least three feet above grade and is anchored to resist flotation, collapse, and lateral movement.
- B. If construction encroaches in the Regulatory Floodway: A registered professional engineer must demonstrate and certify, through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that the proposed encroachments would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

Minor Projects:

- A. Fill material shall not be brought to the property, existing drainage patterns shall not be altered.
- B. Fences in the Zone AE shall be elevated so there is 6" of clearance between the bottom of the fence and adjacent grade.
- C. Fences in the Regulatory Floodway shall be elevated so there is 12" of clearance between the bottom of the fence and adjacent grade.