

Construction Bulletin

Special Flood Hazard Areas (SFHA)

Notice to contractors and/or homeowners: When constructing in a Special Flood Hazard Area (SFHA) AE or AH zone, the following guidelines must be followed to ensure accurate compliance with the City of Lumberton's Flood Damage Prevention Ordinance.

- Residential structures must be elevated to 2' above Base Flood Elevation (BFE).
- Enclosed areas (crawlspaces) below the finished floor must be vented as described on page 17, subsection (4)(c).
- If an enclosed garage is constructed below the regulatory flood protection elevation, then it shall be vented as described on page 17, subsection (4)(c). Open carports shall be exempt from this requirement provided there is no enclosed space included.
- Commercial structures must either be elevated to 2' above BFE or present certification by a licensed architect or engineer that the structure is suitably "floodproofed" as described in the City of Lumberton's Flood Damage Prevention Ordinance.
- Elevation certificates from a licensed surveyor, engineer or architect are required within 15 days of completion of the reference level (finished floor) and after project completion, but prior to issuance of a Certificate of Occupancy.
- All development in a floodway or non-encroachment zone is strictly prohibited.

Should additional questions arise before or during construction, please do not hesitate to contact the Planning and Neighborhood Services Department at (910) 671-3838.