



COUNTY COUNCIL OF BEAUFORT COUNTY

BEAUFORT COUNTY BUILDING

INSPECTION DEPARTMENT

Multi Government Center - 100 Ribaut Road, Room 225

P.O. Drawer 1228, Beaufort, SC 29901-1228

Phone: (843) 255-2065



FLOOD ZONE VERIFICATION FORM

DATE:

TO WHOM IT MAY CONCERN:

THE PROPERTY LOCATED AT: _____

DISTRICT _____ TAX MAP _____ PARCEL _____ Has been located on the Beaufort County's Flood Rate Insurance Map. The following information is provided:

Unincorporated 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:

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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 Beaufort County through local insurance agencies.

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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.

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has portions that lie both within the special flood hazard area and outside of the special flood hazard area. A survey is necessary to determine the exact location of the special flood hazard area as it pertains to your specific location and any applicable structures. A flood insurance policy may be required by the lender regardless of structure placement.

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is located in a Coastal Barrier Resource System (CBRS) area. New or substantially improved structures located in these regions are not available for Federal Funding or financial assistance.

NOTE: This information is based on the Flood Insurance Rate Map for Unincorporated Beaufort County. 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 Beaufort County, 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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AE Zone

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 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, building access, or storage. 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.

Mechanical, electrical, and plumbing systems and equipment must also be elevated above the BFE + 1'.

Coastal High-hazard areas

VE Zone & Coastal A (LiMWA)

Any structures built in the Coastal High Hazard Area zones must be elevated so that its lowest horizontal supporting member must be elevated to the base flood elevation plus 1 foot of freeboard (NAVD 1988). The use of structural fill is prohibited in Coastal High-hazard areas. All structures built in the Coastal High-hazard area zone must have their foundation and anchoring system designed by a professional Engineer or Architect registered in the State of South Carolina.

Solid walls below the BFE in Coastal High-hazard areas must be designed as breakaway walls in accordance with applicable building standards; lattice or screening is permitted provided they are designed to break away.

The area under a structure located in Coastal High-hazard area shall be used solely for parking vehicles, building access, or storage must remain completely open with the exception of lattice or screening as described above.

Mechanical, plumbing, and electrical systems must be elevated to an elevation at or greater than the requirement of the lowest horizontal structural member of the structure serviced. Systems, fixtures, and equipment and components shall not be mounted on or penetrate through walls intended to break away under flood loads.

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 Beaufort County's flood damage prevention ordinance, you may contact Annie Peifer, Certified Floodplain Manager at 843-255-2086