

Floodplain Management & Regulation Fact Sheet

Gallia County, Unincorporated Areas

Building A Home In **Zone A** With No Established Base Flood Elevations

How do I build a home in floodplain Zone A in accordance with county floodplain regulations?

- ✓ Contact the Floodplain Administrator to obtain floodplain boundary **maps** of the site and required forms.
- ✓ Apply for a floodplain development **permit**, at no cost to you!
- ✓ The lowest floor of the structure, including basement, must be elevated **two feet above the highest adjacent grade**, which must be established by a surveyor. **Utilities** must also be elevated to this height.
- ✓ Obtain **elevation certificates** from a licensed surveyor before and after construction begins to document compliance.
- ✓ If the home is being elevated on fill, no structures can be placed until the site passes a **compaction rate test**. Documentation of this must be provided from a registered professional engineer or architect.
- ✓ If the home is elevated on solid perimeter walls, **flood openings** are required.
- ✓ Manufactured & modular homes must also be **anchored** to a permanent foundation & anchored properly to prevent flotation or collapse. A registered professional engineer must provide certification of this.
- ✓ Accessory structures, such as garages or sheds, that are not elevated must have adequate compliant **flood openings**.
- ✓ **Utilities** in accessory structures must also be elevated to at least two feet above the highest adjacent grade.
- ✓ If you wish to establish base flood elevations at your site, contact a surveyor or engineer that is willing and able to take on that project.

Thank you! Your cooperation protects the property, lives, & floodplains of Gallia County!

To apply for a permit or with any questions contact: **Gallia Soil & Water Conservation District**

Shari Hill, *Floodplain Administrator*
111 Jackson Pike, Suite 1569
Gallipolis, OH 45631
740-446-6173