

# FLOODPLAIN DEVELOPMENT

Several areas in the Portsmouth City Limits are in what is considered a Special Flood Hazard Area (SFHA), more commonly known as a Floodplain. These areas are developed and monitored by the Federal Emergency Management Agency (FEMA) and are especially susceptible to flooding during rain events.

## Why does this affect us?



The City of Portsmouth is a participating member of the National Flood Insurance Program (NFIP). Participating in this program gives residents cheaper insurance premiums on their flood insurance if they live in one of these SFHA's.

In order to stay in the program, the City has adopted special regulations for developing in the flood hazard areas in order to better protect lives and property during times of flooding.



## Here are some additional requirements for building in a flood hazard area:

- Obtain an Elevation Certificate from a professional engineer or surveyor
- Floodproofing (non-residential)
- Elevate lowest floor and utilities
- Use flood resistant building materials

## Portsmouth Building Department Located in the Engineering Office

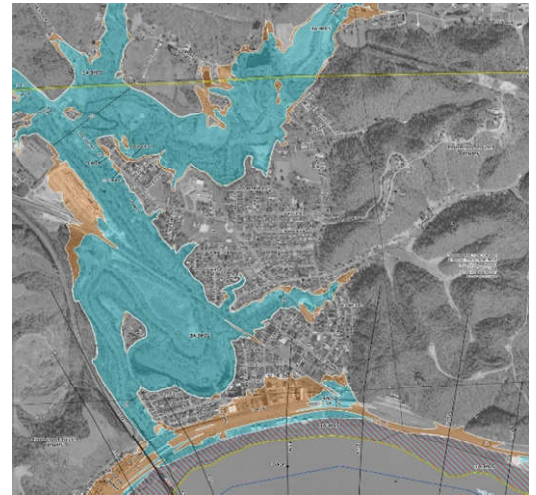
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*A Development Permit shall be obtained from the Building Officer before construction or development begins within any area of special flood hazard established in Section 1315.03(b)...*

*City of Portsmouth, Codified Ordinance 1315.04(a):  
Establishment of Development Permit*

## When is a development permit required?

- New construction
- Substantial Damage (damage value exceeds 50% market value of the property)
- Substantial Improvement (cost of improvements exceed 50% market value of the property)
- Excavation/Filling
- Drilling
- Grading
- Permanent storage of materials or equipment

## Flood Maps

To see if your property is in a Flood Zone, go to this website and type in your address:

<https://msc.fema.gov/portal/home>