



COUNTY OF LEXINGTON, SOUTH CAROLINA

Public Works Floodplain Management

212 South Lake Drive

Lexington, SC 29072

Phone: (803) 785-8121 Fax: (803) 785-5186

APPLICATION INSTRUCTION FOR CONSTRUCTION IN SFHA

If your property lies within the special flood hazard area (SFHA), a Residential Building Permit Application and a floodplain permit may be required for the following types of work:

- Construction, reconstruction, or placement of a building;
- Additions to existing buildings;
- Renovation;
- Remodeling;
- Manufactured homes;
- Filling or regrading;
- Excavation;
- Construction or erection of levees, dams or walls;
- Storage of materials in floodplain (including gas or liquid tanks); and
- Any other activity that might change the direction, height, or velocity of floodwaters.

Residential Building Permit Applications are available from the Community Development Department's Building Inspections and Safety Division or downloaded from the Community Development Building Permits website:

Lexington County Administration Building
Fourth Floor
212 South Lake Drive
Lexington, SC 29072

<http://www.lex-co.sc.gov/departments/DeptAH/communitydevelopment/Pages/buildingpermits.aspx>

Residential Building Permit Applications shall require the following:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 6.1 of the Building Code Ordinance.
5. State the valuation of the proposed work if applicable.

6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the Building Official.
8. A floodplain permit will be required at the time of permit application if it can be determined at that time the activity for which the permit is being pulled is located within the Special Flood Hazard Area. If the location of the activity cannot be positively determined at that time a floodplain permit may be required when such a determination can be made.

A floodplain permit application can be found in Appendix F of the Land Development Manual. Additional information about floodplain permits can be found in Chapter 11 of the Land Development Manual or from the Lexington County Floodplain Manager.

Compliance with the Lexington County Flood Damage Prevention Ordinance shall require the following:

A. Single Family Construction (New Construction) in Flood Zones with Base Flood Elevations (BFEs) including Lake Murray.

1. A foundation survey stamped and signed by a South Carolina Registered Land Surveyor. The 1-percent annual chance flood must be shown along with ground elevations taken at each corner of the structure. This must be done within 30 days of the approved footing inspection. A hold will be put on the rough-in inspection until this is satisfied.
2. **If the entire footprint of the structure is located outside of the 1-percent annual chance flood no further flood certification is required.**
3. If the foundation survey determines the footprint of the structure falls within the 1-percent annual chance flood line, the following construction requirements will apply:
 - a. The lowest floor must be elevated at least 2 feet above the designated BFE.
 - b. All mechanical, utility, HVAC units and ductwork, hot water heaters, washers, dryers, and all similar equipment and their operating components must be elevated to at least 2 feet above the designated BFE.
 - c. Fuel storage tanks located below the BFE must be secured against flotation and lateral movement. This can be accomplished by anchoring the tank with tie down straps or anchor bolts onto a concrete slab or counterweight.
 - d. Flood vents must be installed in the foundation based on the following criteria:
 - Provide a minimum of 2 openings on at least 2 separate walls having a total area of 1 square-inch for every 1 square-foot of enclosed area.
 - The bottom of openings shall be no higher than 1 foot above grade.
 - Openings may be equipped with screens, louvers, valves or other coverings or devices provided they cannot be closed at any time and permit the automatic flow of floodwater in both directions.
 - e. An as-built elevation certificate must be submitted at **finished construction** signed and stamped by a South Carolina Registered Land Surveyor to verify floor elevations, flood vents, and elevation of machinery and equipment.
 - f. A site inspection will be performed by the Floodplain Manager to verify the as-built elevation certificate.

A. Single Family Construction (Additions) in Flood Zones with Base Flood Elevations (BFEs) including Lake Murray.

1. Before a Residential Building Permit may be issued, the applicant must submit a survey with ground elevations taken at the corners of the existing residence, ground elevations taken at the proposed corners of the addition, and finished floor elevations of the existing residence and proposed addition.
2. If the elevations of the existing residence and proposed addition are above the Base Flood Elevation (BFE), a hold will be put on the rough-in inspection and the Lexington County Floodplain Administrator will verify the proposed addition based upon the submitted survey. If the addition is built according to the submitted survey the hold will be lifted from the permit.
3. If any elevations of the existing residence or proposed addition are below the Base Flood Elevation the addition will have to be built according to the above specifications for structures located in a flood zone.
4. If the addition is deemed to be a **substantial improvement** the existing residence will have to be brought into compliance with Lexington County Floodplain Management regulations as well.

B. Single Family Construction (New Construction) in Flood Zones with no established BFE.

1. A survey must be submitted by a South Carolina Registered Land Surveyor showing the location of the structure and the scaled location of the 1-percent annual chance flood. If the structure is located outside the scaled limits of the 1-percent annual chance flood, no further flood certification is needed.
2. If the structure is determined to be inside the 1-percent annual chance flood, the regulations for single-family construction in flood zones with designated BFE will apply. The BFE for this property will be determined by the Lexington County Floodplain Administrator or by some other approved method.

C. Manufactured Homes

Manufactured homes are subject to the same floodplain management regulations as described for single-family construction in flood zones. In addition the manufactured home must be anchored to a foundation system to resist flotation, collapse, and lateral movement. Flood vents will be required if the manufactured home rests on a solid foundation.

Note the requirements listed above provide a general summary of the Flood Damage Prevention Ordinance requirements. Please see the full Floodplain Ordinance and Chapter 11 of the Land Development Manual for additional information. Or contact the Lexington Floodplain Administrator at (803) 785-8121 for further information and prior to undertaking any activity within the floodplain.