

Building, Rebuilding in a Floodplain

Franklin City and Southampton County requires that all proposed development in the Special Flood Hazard Area or the 100-year floodplain be reviewed to determine compliance with the FEMA National Flood Insurance Program and the Floodplain District Ordinance. If the cost of reconstruction, rehabilitation, addition, or other improvements to a building equals or exceeds 50% of the building's market value, then the building must meet the same construction requirements as a new building, meaning that the structure may have to be elevated or flood proofed above the 100-year flood level. Substantially damaged buildings must be brought up to the same standards, as well, regardless of the cause of damage.

When a permit is requested for an addition or improvements to an existing structure in the floodplain, our plan reviewers complete a worksheet to calculate the cost of the improvements. If the improvement value, including any donated labor or materials, equals or exceeds 50% of the market value provided by the Assessor or other approved source, the plan reviewer contacts the permit applicant and notifies them that the structure must be made compliant.

Contact the Codes office at 562-8580 to find out more about Substantial Improvement and Substantial Damage. You can also get more information from the **Federal Emergency Management Agency**.

In the aftermath of a storm that damages your structure, call 562-8500 or 562-8580 and ask that an inspector visit the site. Permits are likely required to correct the damage done by the storm and an inspector will be able to advise you on the steps to take.