



BUNCOMBE COUNTY

PLANNING & DEVELOPMENT

FLOODPLAIN MANAGEMENT

TROPICAL STORM FRED DAMAGE:

Permitting requirements for damaged residential structures and access infrastructure (culverts and bridges) located within the Buncombe County Special Flood Hazard Area (SFHA).



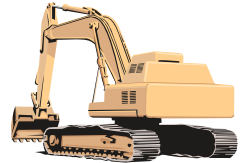
Q. Is my damaged structure or infrastructure located in a SFHA?

A. How to find out:

Check NC Flood Risk Information System: <https://fris.nc.gov/fris/ome.aspx?ST=NC>
Call the Planning Department at 828.250.4830 and provide your address
Email the Planning Department at planninginfo@buncombecounty.org



Culverts and Bridges in mapped areas of special flood hazard allowing water passage or spanning creeks or streams



- 1) Effect emergency repairs to allow temporary access as necessary.
- 2) Permanent installation (within 6 months) shall require a site plan review (SPR), encompassing:
 - a. A floodplain development permit with “no-rise” engineering certification.
 - b. All bridges shall require engineered design (and post-construction certification) provided as part of the floodplain development permit and for submittal/review to Buncombe County Building Permitting and Inspections.



Residential structures in mapped areas of special flood hazard



- 1) If structurally damaged, (movement in foundation or cracks, wall or roof failure): **GET OUT** and contact Buncombe County Building Permitting and Inspections.
- 2) If electrical service to the home or the inside panel have been inundated by floodwaters, or electricity is flickering or arcing: **GET OUT** and contact your local fire department and Buncombe County Building Permitting and Inspections.

1) and 2) above apply regardless of whether or not building is located in SFHA

- 3) If you have flood insurance, call your company adjustor/representative.
- 4) If repairs are necessary that would require building or trades permits:
 - a. Buncombe Building Permitting and Inspections and the Floodplain Administrator shall preliminarily assess your home to determine whether the structure is or is not substantially damaged.
- 5) If substantially damaged, additional requirements shall apply to bring the structure into compliance with the Buncombe County Flood Damage Prevention Ordinance.
- 6) If substantially damaged, a floodplain development permit, a site plan review (SPR) and building/trades permits shall be required. Building and trade permits might also be required if not substantially damaged.
- 6) If substantially damaged, your flood insurance should offer Increased Cost of Compliance (ICC) with potentially up to \$30,000.00 to elevate, relocate or demolish the residential structure.

CONTACTS:

Buncombe County Permits and Inspections: 828.250.5360
Buncombe County Planning/Floodplain Management: 828.250.4830
Buncombe County Emergency Services Call Center: 828.844.5455