



# **COUNTY OF PICKENS**

**www.co.pickens.sc.us**  
**Building Codes Administration**

## **Flood Plain Construction Checklist**

**When located within a Federal Emergency Management Act (FEMA) Identified Flood Plain**

**Below is a listing of requirements required when making application for building in a flood plain.**

1. Building Codes will perform an initial "Flood Plain Check". The proposed location of the structure must be staked and flagged for identification. **No building permit will be issued at this point.**
2. Once building location is identified as being in the flood plain, the property owner will be notified and advised of the following steps required by FEMA:
  - a. Distance scaling of site location on the property plat by an authorized engineer or land surveyor showing that the proposed structure is not in the FEMA flood zone.
  - b. A Certificate of Elevation prepared by an authorized engineer or land surveyor will be required to be submitted in order to establish the base flood elevation of the site and subsequent elevation of the lowest floor level. County ordinance requires the lowest floor level to be elevated "one" foot above the base flood elevation. After all required certifications are received and verified, Building Codes will approve the application for the building permit.
  - c. If the Elevation Certificate shows that the property is not in the FEMA flood plain, Building Codes will approve the application for the building permit.
3. **A septic tank permit must be obtained prior to the issuance of a building permit.**
4. After the building permit is issued, **the following requirements may apply:**
  - a. Footing soil compaction testing if the bearing capacity of the soil is in question. (Usually requested during the footing inspection)
  - b. Certification by a Structural Engineer on the footing and/or foundation of the structure depending on the soil type and/or location of the structure to a water source.
  - c. When foundation walls are fully enclosed, certification by a professional engineer showing that the required openings in the foundation walls meet the FEMA requirements.
5. Once construction begins and reaches the sub floor stage, **an intermediate floor elevation must be taken and submitted to the Building Official before continuing any vertical construction beyond the sub floor of the structure.** Once the sub floor elevation is verified to meet the original Elevation Certificate, construction may continue.
6. A Final Elevation Certificate must be obtained and submitted to Building Codes prior to receiving a Certification of Occupancy.

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