



# The Village of Bald Head Island

## Projects Located in a FEMA-Regulated Flood Zone

### Definitions:

**Flood Zone** means a geographical area shown on a flood hazard boundary map or a flood insurance rate map that reflects the severity or type of flooding in the area.

**Base Flood Elevation (BFE)** means a determination of the water surface elevations of the base flood as published in the flood insurance study. When BFE has not been provided in a “special flood hazard area”, it may be obtained from engineering studies available from a federal, state, or other source using FEMA approved engineering methodologies. This elevation, when combined with the “freeboard”, establishes the “regulatory flood protection elevation”.

**Freeboard** means the height added to the BFE to account for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridges or culvert openings, and the hydrological effect of urbanization of the watershed. The BFE plus the freeboard establishes the “regulatory flood protection elevation”.

**Regulatory Flood Protection Elevation** means the “base flood elevation” plus the “freeboard”. In “special flood hazard areas” where base flood elevations (BFEs) have been determined, this elevation shall be the BFE plus 1 foot of freeboard. In “special flood hazard areas” where no BFE has been established, this elevation shall be at least 0 feet above the highest adjacent grade.

When performing work in a FEMA identified flood zone with a BFE then all building materials below the regulatory flood protection elevation must be flood resistant materials as identified in [FEMA Technical Bulletin 2](#). To determine if the property is within a flood zone you can go to the following website, <https://fris.nc.gov/fris/Home.aspx?ST=NC>, or ask the Village’s Development Services Director. The Village of Bald Head Island has adopted a 1-foot freeboard. That 1 foot is added to the BFE to set the level where any material below must be flood resistant.

It is important to note that ductwork cannot be installed in the regulatory flood protection elevation and **MUST** be elevated above the regulatory flood protection elevation. It is recommended that you have a surveyor set an elevation on a piling indicating the BFE or regulatory flood protection elevation. A Final As Built Elevation Certificate is required prior to issuance of the certificate of occupancy. If the ductwork is shown below the regulatory flood protection elevation, the building will be noncompliant, and the certificate of occupancy shall not be issued.

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