



## Town of Kitty Hawk Planning & Inspections Department

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### RESIDENTIAL CONSTRUCTION – VE ZONE

#### **Floodplain Development Regulation Summary**

The purpose of regulating development in the Special Flood Hazard Areas (SFHA), also known as flood zones, is to prevent the loss of life and property, and minimize the disruption of commerce and services during and after flood events. As a visualization aide, Special Flood Hazard Areas can be viewed online as a Map Layer on the Dare County GIS Website at [maps.darecountync.gov](http://maps.darecountync.gov) or at the NC FRIS website, [fris.nc.gov](http://fris.nc.gov).

These regulations are found in the Flood Damage Prevention Ordinance (FDPO), Chapter 14 of the Kitty Hawk Town Code ([library.municode.com/nc/kitty\\_hawk/codes/code\\_of\\_ordinances](http://library.municode.com/nc/kitty_hawk/codes/code_of_ordinances)). Property owners in Kitty Hawk are eligible to purchase federally subsidized insurance through the National Flood Insurance Program (NFIP).

#### **Floodplain Development Permit**

A Floodplain Development Permit is required for any development proposed within the Town of Kitty Hawk (In addition to the A and V zones, Kitty Hawk's FDPO also regulates the X zones). If a Coastal Area Management Act (CAMA) Permit is required, a copy of the CAMA permit must be submitted with the Building Permit Application. The Flood Development Permit will be issued in conjunction with a Building Permit. Applicants must sign and return the Floodplain Development Permit, acknowledging that all requirements of the FDPO shall be met, in order to receive a building permit.

#### **Certifications**

Elevation Certificates (EC): Two different Elevation Certificates will need to be produced by a surveyor and submitted to the Floodplain Administrator.

- Under Construction EC – To be submitted prior to scheduling rough-in inspection.
- Finished Construction EC – To be submitted prior to scheduling pre-final inspection.

V-Zone Certification: Required prior to issuance of a Floodplain Development permit within the VE zone. A registered professional engineer or architect shall certify that the design, specifications, and plans for construction are in compliance with VE Flood Zone standards. For new construction and substantial improvements, a finished construction V-Zone Certification is required prior to scheduling the pre-final inspection.

Engineered Opening Certification: When Engineered openings (Flood vents such as Smart Vents) are proposed for enclosed spaces, the ICC-ES Evaluation Report must be incorporated into the Finished Construction EC.

Non-conversion Agreement: The agreement states that the owner (or subsequent owners) will not convert or alter enclosed spaces below Regulatory Flood Protection Elevation (RFPE) that have been constructed and approved. A copy of the recorded agreement must be submitted prior to the issuance of a Certificate of Occupancy. The non-conversion agreement is required for all new construction and substantial improvements which feature an enclosed area below RFPE and with walls greater than four feet in height.

## **Building Standards**

These standards are typical when building a home within a VE Flood Zone, but additional standards may apply based on your specific plan and scope of work:

### **Site Work and Fill**

- Minor grading and small quantities of nonstructural fill may be permitted for landscaping and drainage purposes.
- Structural fill is NOT permitted in the VE Zone.

### **Foundation Elevation**

- Elevation of the structure requires a piling foundation; raised slabs are not permitted.
- The Regulatory Flood Protection Elevation (RFPE) which is Base Flood Elevation plus an additional 1 foot shall be measured from the bottom of the lowest horizontal structural member of the lowest floor.
- All livable space must be at or above RFPE.
- Construction material below RFPE must be flood-resistant materials per FEMA guidelines.
- All new electrical, heating, ventilation, plumbing, air conditioning equipment, and other service equipment shall be located at or above the RFPE.
  - These include, but are not limited to, HVAC equipment, water softener units, bath/kitchen fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, water heaters, and electric outlets/switches.
  - These components shall not be mounted on or extend through breakaway walls.

### **Enclosed Spaces**

- Enclosed spaces below the RFPE must not be designed for human habitation but shall only be used for vehicle parking, building access, and/or limited storage.
  - Enclosure walls for spaces below RFPE must be made of breakaway construction.
- A non-conversion agreement must be signed by the owner with a notary certification and be recorded with the Dare County Register of Deeds prior to scheduling any final compliance inspections.

### **Finished Site Work**

- Concrete pads, driveways, decks, and the like shall be structurally independent of the house foundation, and meet the following standards:
  - Shall not be reinforced (i.e. welded wire fabric, rebar, etc.);
  - Thickness shall not exceed four (4) inches; and

Shall be frangible, installed in small segments, or scored in 4 feet x 4 feet maximum segments

**Flood Insurance**

- Since Kitty Hawk is an NFIP participating community, property owners are eligible for federally subsidized insurance.
- While property owners in a special flood hazard area with federally backed mortgages are required to have flood insurance, all property owners are encouraged to carry flood insurance. Low risk is not no risk.