

## Shady Cove Floodplain Compliance Review Questionnaire

If you own a home or business in Shady Cove and have questions about floodplain compliance, the questions can help you evaluate your property to find potential compliance problems and/or possible ways to reduce your flood insurance premiums.

Circle the appropriate answer to each question.

Site Characteristics		
Yes	No	1. Is any portion of your property shown to be in a flood zone that begins with the letter A on FEMA's Flood Insurance Rate Map (FIRM)?
_____ feet		a. If Yes, what is the base flood elevation (BFE) at the property? (This information can be found on a current elevation certificate or by contacting the floodplain administrator.)
Yes	No	2. Is any part of any building on the property located below BFE? If Yes to Question 1 and No to Question 2, the building may qualify for reduced flood insurance premiums. Contact the floodplain administrator for more information.
Building Records		
Yes	No	3. Do you have an elevation certificate?
Yes	No	4. Was the building constructed, substantially damaged, or substantially improved after September 30, 1980? If No, then building is pre-FIRM and Questions 5 – 13 do not apply until the building is substantially damaged/improved.
Building Characteristics		
		5. If your building is elevated off the ground on foundation walls:
Yes	No	a. Are there flood openings in the foundation walls located no higher than one foot above adjacent grade (i.e. crawlspace)?
Yes	No	b. Are there flood openings installed on at least two different sides of the enclosed area?
Yes	No	c. Is there at least one square inch of flood opening for every square foot of the enclosed area?
		6. If the floor of any attached garage is lower than BFE:
Yes	No	a. Are there flood openings installed no higher than one foot above adjacent grade?
Yes	No	b. Are there flood openings installed on at least two different outside walls/doors of the garage?
Yes	No	c. Is there at least one square inch of flood opening for every square foot of garage floor (only count the area of the vent that is below BFE)?
Yes	No	7. Is the lowest floor elevated to at least one foot above BFE?

If you answered "Yes" to questions 1, 2, and 4, and "No" to any of questions in Item 5 or 6 above, your building may not conform to local flood hazard ordinances and flood insurance costs will likely be high. Contact the floodplain administrator for more information. **(Continued)**

<b>Building Characteristics (cont.)</b>		
		8. Is the below-BFE enclosed area or garage used...
Yes	No	a. to store materials or items that can be damaged or destroyed by flood water or may break away, become dislodged, and/or float?
Yes	No	b. to store toxic materials such as fertilizer, pesticides, solvents or paint?
Yes	No	c. as a recreation room, workshop, hobby room, bedroom?
Yes	No	9. Is there a toilet, sink, bathtub, or shower in the below-BFE enclosed area or garage?
		10. Are any of the following building materials/utilities located in the below-BFE enclosed area or garage:
Yes	No	a. Drywall, carpet, or building materials that would be damaged by water?
Yes	No	b. Electrical panels, outlets, or switches?
Yes	No	c. Furnace/air conditioner/heat pump?
Yes	No	d. Heating or air conditioning ducts?
Yes	No	e. Hot water heater, pressure tank, or filtration system?
Yes	No	f. Fuel, oil, or water storage tank?
Yes	No	11. Are any appliances (washer, dryer, dishwasher, refrigerator/freezer, etc.) located in the below-BFE enclosed area or garage?
		If any enclosed part of the building or garage is below natural grade on all sides:
Yes	No	12. Is the excavation deeper than 2 feet below natural grade?
Yes	No	13. Is the crawlspace more than 4 feet high (measure from the top of the floor/ground to the bottom of the floor joists above)?
<b>Flood Risk Management</b>		
Yes	No	14. Do you have enough flood insurance?
Yes	No	15. Would you like Shady Cove to conduct a comprehensive Special Flood Hazard Area compliance review at your property?

If you answered “Yes” to questions 1, 2, and 4, and “Yes” to any item listed in Questions 8 through 13, your building may not comply with Shady Cove Municipal Code § 151 and flood insurance costs will likely be high. Some of these problems are easily corrected, and when they are, flood insurance premiums may be reduced considerably. If you don’t know the answer to a question, we can help you. Please call Shady Cove’s floodplain administrator at 541-878-8202 to discuss potential corrective actions or to get further information.