

Fremont Building Official Code Enforcement

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FLOOD PLAIN PROVISIONS

Fremont, as a community, has chosen to participate in the National Floodplain Insurance Program (NFIP). As a participating community, Fremont has adopted and must enforce certain provisions relating to the floodplain management requirements of the NFIP. For those communities ensuring that all new development and construction will utilize methods to minimize future flood damages; the Federal Government makes flood insurance available within that community as a financial protection against flood losses. This in effect, requires that Fremont regulate all development in designated Special Flood Hazard Areas (SFHA) in accordance with the criteria of the NFIP. Some of the floodplain provisions and requirements for new constructions are noted here. Consult Fremont Zoning Ordinance and NFIP for further details.

Compliance to Fremont Zoning Ordinance Article X – Floodplain Development Ordinance is required prior to issuance of building permits within the designated floodplain areas.

Floodplains or Special Flood Hazard Areas (SFHA) are shown on Fremont Flood Insurance Rate Mapping (FIRM).

Provisions require that the applicant provide the as-built elevation (in relation to NGVD*) of the lowest floor (including the basement). A certified Elevation Certificate (Use FEMA Form 81-31) must be submitted at the time of permit application. This provides the base flood elevations (BFE) for the building site. All properties located within the floodplains must provide flood elevation detail. A registered design professional shall prepare and seal (stamp) all certifications of the base flood elevations.

All structural plans for buildings to be located within SFHA shall be designed and sealed (stamped) to insure conformance with flood-resistance construction provisions as contained in the International Residential Code (IRC). Non-residential buildings must comply with International Building Code (IBC).

Residential buildings and structures shall have the lowest floors (including basement) elevated to or above the design flood elevation or be so located to be completely outside of the floodplain area (SFHA).

Enclosed areas located below the BFE shall be used solely for parking of vehicles, building access and/or storage and shall not be a "basement". All areas located below BFE shall be provided with flood openings meeting the requirements of the IRC.

Protection of all mechanical and electrical systems such that they are to be located at or above the design flood elevation or be designed and installed to prevent water from entering or accumulating within the components. All Electrical wiring located below the design flood elevation shall comply with electrical code for wet locations. Refer to FEMA 348 –"Protecting Building Utilities from Flood Damage" for additional information on protecting mechanical and electrical systems.

Sewage disposal systems are to be designed to minimize or eliminate the risk of infiltration and discharges under flood conditions.

Water supply systems shall be designed and placed to prevent contamination from flood waters.

All wood used below the design flood elevation shall be pressure preservative treated or decay-resistant (such as cedars and/or redwoods).

All fuel systems shall be properly designed and installed to prevent contamination of the flood waters and to prevent dislodgement and/or floatation. It is best to install all utilities above the BFE.

A Letter of Map Amendment (LOMA) amends the currently established FIRM boundaries and allows for an individual property to provide proof that the property is outside of the Special Flood Hazard Area (SFHA). A property or structure with an approved LOMA would be considered to be outside of the SFHA for the purposes of acquiring a building permit.

*NGVD = National Geodetic Vertical Datum and is the national datum used by the NFIP. NAVD = North American Vertical Datum and is the new national datum. Consult FEMA requirements as to which data points are required at time of submissions.