

Floodplain Management

On November 19, 1979 the Transylvania County Board of Commissioners adopted a Flood Damage Prevention Ordinance for Transylvania County. The Flood Damage Prevention Ordinance for Transylvania County may be viewed at:

<http://www.transylvaniacounty.org/sites/default/files/pages/county-ordinances/Flood%20Damage%20Prevention%20Ordinance%20Amend%209-14-2009.pdf>.

Every year hundreds of people are killed or injured and millions of dollars are lost in property damage in flood related disasters. In Transylvania County we are prone to flash floods that can result in serious injury to life and property. There are some things that you can do to protect yourself and your property. Information contained on this web page will assist you in determining what your risks may be relative to flooding.

Flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, such as berms. Structures which are inadequately elevated, flood proofed, or otherwise protected from flood damage also increase flood heights and water velocities.

Identifying Your Risk:

If you would like to know if your property is located in a floodplain area, you may call the Transylvania County Building Department, (828) 884-3209. Before you call, please make sure you know the property identification number (Parcel Number) for the property. You can obtain the parcel number either from your property tax statement or by calling the Transylvania County Tax Assessor's Office. The Transylvania County Building Department staff will be able to tell you if your property is located in a flood prone area identified by the Federal Emergency Management Agency (FEMA).

Even if you are not located in a FEMA designated flood area you may still have some risk associated with flooding. Any resident of Transylvania County is eligible to obtain flood insurance.

Reducing Your Risk:

Once you have determined that your property is at risk of flood damage there are several things you can do. You may choose to buy flood insurance. As part of new construction, you may be required to elevate any structures located in the floodplain. Other methods of reducing your risk include flood-proofing any structures in the floodplain. Information about preparing your family for a flooding event is available at www.ready.gov/floods .

Protecting Yourself and Your Family:

The most serious threat during a flood disaster is the potential for loss of life or bodily injury. There are some things to keep in mind if you are present during a flooding disaster: Stay inside if possible, unless the structure you are in has been determined to be unsafe. Never drive your car into standing or flowing water. Even with as little as one foot of water, your car can be swept away.

If your car stalls in standing water, do not leave the vehicle for help. You could be swept away with fast moving water currents.

Fast moving water is very powerful and can cause substantial and serious damage in very little time. Never leave small children unattended during flooding conditions.

Flooding is not to be taken lightly. Just because your property has never flooded before doesn't mean that it will never happen.

Top Facts Everyone Needs To Know About The National Flood Insurance Program (NFIP):

Everyone lives in a flood zone.

Flood damage is not covered by homeowners' policies.

You can buy flood insurance no matter what your flood risk is.

There is a low cost policy for homes in low to moderate risk areas.

Flood insurance is affordable.

Flood insurance is easy to get.

Contents coverage is separate, so renters can insure their belongings too.

Up to a total of \$1 million of flood insurance coverage is available for non-residential buildings and contents.

There is a 30 day waiting period before the coverage goes into effect.

Federal disaster assistance should not be solely relied upon.

Floodplain Development Permit:

A flood permit is required prior to grading, fill, or construction (either building or hydraulic work) on lands located in the flood hazard area.

When an elevation certificate is required for a permit, the latest version of the certificate is required. It is available at www.fema.gov/library/viewRecord.do?id=1383.

For More Information:

City of Brevard Planning Department, 95 W. Main St., Brevard, NC 28712, 883-8580,
<http://library.municode.com/index.aspx?clientId=14350>

Rosman Town Hall, 6 Main St., Rosman, NC 28772, 884-6859

2012 NC State Building Code: Residential Code, Chapter 3,
[http://ecodes.biz/ecodes_support/free_resources/2012NorthCarolina/Residential/Part I Residential/PDFs/03 NC Res 2012.pdf](http://ecodes.biz/ecodes_support/free_resources/2012NorthCarolina/Residential/Part_I_Residential/PDFs/03_NC_Res_2012.pdf)

2012 NC State Building Code: Building Code, Chapter 16,
http://ecodes.biz/ecodes_support/free_resources/2012NorthCarolina/Building/PDFs/Chapter%2016%20-%20Structural%20Design.pdf

N.C. Emergency Management, 4236 Mail Service Center, Raleigh, NC 27607-3371,
Phone: (919) 825-2500, <https://www.ncdps.gov/Index2.cfm?a=000003,000010>

FEMA, Region IV, Mitigation Division, Koger Center-Rutgers Building, 3003 Chamblee-Tucker Rd., Atlanta, GA 30341, Phone: (770) 220-5400, <http://www.fema.gov/region-iv-mitigation-division>