



Post-Hurricane Flood Permitting

- Onslow County's Flood Damage Prevention Ordinance requires a Flood Development permit to be issued for any "development" within the Special Flood Hazard Area (SFHA-Commonly referred to as flood zones AE or VE).

Development includes, but is not limited to, any man-made change to improved or unimproved real estate, including buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

- With your building permit or trade permit application, you will need to provide a detailed scope of work for the construction or repair, including a detailed breakdown of job cost. This cost should include all materials, labor, appliances and demolition cost, excluding the cost of debris removal. In some cases, an Elevation Certificate, V-Zone Certificate, Engineered Plans and/or surveyed site plan will also be required.
- We will make a determination on the application to determine if the structure is "Substantially Damaged". This means damage of any origin sustained by a structure during any **one-year period** whereby the cost to restore the structure to its pre-storm condition equals or exceeds 50 percent of the market value of the pre-storm structure. Also see definition of "Substantial Improvement", below.

To determine "market value", we will utilize the current building assessed value from the Onslow County Tax Record. If you do not agree with the current assessed value, you can provide an appraisal report to our office completed by a licensed North Carolina Real Estate Appraiser.

"Substantial Improvement" means any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during any **one-year period** for which the cost equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- a) any correction of existing violations of State or Community health, sanitary, or safety code specifications which have been identified by the community code enforcement official and which are the minimum necessary to assure safe living conditions; or,
- b) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

If your structure is determined to be Substantially Damaged or Improved, you will be required to bring it into compliance with current elevation and construction requirements based on the Effective Flood Maps (11/3/2005).

Onslow County highly encourages you to consider re-building to the standards of the available Preliminary Flood Maps during this process.