

**ARTICLE XV  
FLOOD HAZARD OVERLAY DISTRICT**

**175-76. Applicability.**

The following regulations shall apply to all lands designated as special flood hazard areas by the Federal Emergency Management Agency in its Flood Insurance Study for the County of Strafford, New Hampshire, dated May 17, 2005 or as amended, together with the associated Flood Insurance Rate Maps (FIRM) dated May 17, 2005 or as amended, which are declared to be a part of this chapter and are hereby incorporated by reference.

**175-77. Building Permit Required.**

All proposed development in any special flood hazard area shall require a building permit.

**175-78. General Design Standards.**

The Code Enforcement Officer shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction or substantial improvements shall be:

- A. Designed, or modified, and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- B. Constructed with materials resistant to flood damage.
- C. Constructed by methods and practices that minimize flood damages.
- D. Constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

**175-79. Water and Sewer Systems.**

Where new or replacement water and sewer systems, including on-site systems, are proposed in flood-prone areas, the applicant shall provide the Code Enforcement Officer with assurance that these systems will be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters, and on-site waste-disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding.

**175-80. Certification Records.**

The Code Enforcement Officer shall maintain for public inspection and furnish upon request any certifications of floodproofing and the as-built elevation, in relation to mean sea level, of the lowest floor, including basement, of all new or substantially improved structures and include

whether or not such structures contain a basement. If the structure has been floodproofed, the as-built elevation, in relation to mean sea level, to which the structure was floodproofed must be furnished by the applicant.

**175-81. Review of Proposed Developments.**

The Code Enforcement Officer shall review proposed developments to assure that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C.S. 1334. It shall be the responsibility of the applicant to certify these assurances to the Code Enforcement Officer.

**175-82. Watercourses.**

- A. In riverine situations, prior to the alteration or relocation of a watercourse, the applicant for such authorization shall notify the Wetlands Board of the New Hampshire Environmental Services Department and submit copies of such notification to the Code Enforcement Officer. Further, the applicant shall be required to submit copies of said notification to those adjacent communities as determined by the Code Enforcement Officer.
- B. The applicant shall submit to the Code Enforcement Officer certification provided by a registered professional engineer assuring that the flood-carrying capacity of an altered or relocated watercourse can and will be maintained.
- C. Along watercourses with a designated regulatory floodway, no encroachments, including fill, new construction, substantial improvements and other development, are allowed within the floodway that would result in any increase in flood levels within the community during the base flood discharge. In Zone A, the Code Enforcement Officer shall obtain, review and reasonably utilize any floodway data available from federal, state or other sources as criteria for requiring that development meet the floodway requirements of this section.
- D. Along watercourses that have not had a regulatory floodway designated, no new construction, substantial improvements or other development, including fill, shall be permitted within Zones AE on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.

**175-83. One-Hundred-Year-Flood Elevation.**

- A. In special flood hazard areas, the Code Enforcement Officer shall determine the one-hundred-year-flood elevation in the following order of precedence according to the data available:
  - 1. In Zones AH and AE, he shall refer to the elevation data provided in the community's Flood Insurance Study and accompanying FIRM.
  - 2. In unnumbered A Zones, the Code Enforcement Officer shall obtain, review and reasonably utilize any one-hundred-year-flood elevation data available from federal, state,

development proposals submitted to the community (i.e., subdivisions or site approvals) or other sources.

- B. The Code Enforcement Officer's one-hundred-year-flood elevation determination will be used as criteria for requiring in Zones A and that:
1. All new construction or substantial improvements of residential structures have the lowest floor, including basement, elevated to or above the one-hundred-year-flood elevation.
  2. All new construction or substantial improvements of nonresidential structures have the lowest floor, including basement, elevated to or above the one-hundred-year-flood level or, together with attendant utility and sanitary facilities, shall:
    - a. Be floodproofed so that below the one-hundred-year-flood elevation the structure is watertight with walls substantially impermeable to the passage of water.
    - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.
    - c. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section.
  3. All manufactured homes to be placed or substantially improved within special flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood level and be securely anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include but are not limited to use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
  4. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding are permitted, provided that they meet the following requirements:
    - a. The enclosed area is unfinished or flood-resistant, usable solely for the parking of vehicles, building access or storage.
    - b. The area is not a basement.
    - c. They shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
      - (1.) A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
      - (2.) The bottom of all openings shall be no higher than one (1) foot above grade.

- (3.) Openings may be equipped with screens, louvers or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.
- 5. Recreational vehicles placed on sites within Zone AE shall: (1) be on the site for fewer than 180 consecutive days, (2) be fully licensed and ready for highway use, or (3) meet all standards of section 60.3 (b) (1) of the National Flood Insurance Program Regulations and the elevation and anchoring requirements for “manufactured homes” in paragraph (c) (6) of Section 60.3.