



Coastal High Hazard Area (V - zone) Development



WHAT IS A COASTAL HIGH HAZARD AREA?

An area of special flood hazard which is subject to high velocity waters from tidal surge or hurricane wave wash. It consists of areas designated as *Zone V*, *VE*, or *Zones VI-30* on the Flood Insurance Rate Map. These zones are located primarily in the Deatonville area of Calcasieu Parish.

CAN I BUILD IN A V ZONE?

Absolutely, but there are some restrictions and prohibitions. All structures must be elevated on pilings or columns-no home on slabs. No fill shall be used as a structural support for any new or substantially improved building or structure. *Minor fill for site grading is allowed.*

*New construction or substantial improvement of any structure shall have the bottom lowest structural member of the lowest (excluding pilings and columns) floor located at or above the base flood elevation.

WHAT DO I NEED TO SUBMIT TO OBTAIN MY PERMITS?

1. Legal description of the property (filed cash deed, tax assessment, abstract)
2. Sewage approval from the Department of Environmental Services (480-2550)
3. Total square footage under roof
4. Estimated cost of development (excluding land)
5. Number of electrical circuits in panel box (excluding manufactured homes)
6. Number of plumbing and gas fixtures
7. FEMA Elevation certificate
8. Certification of design and method of construction by a registered professional engineer or architect (must follow Hurricane Resistant Construction methods—110 mph)
9. Site plan (showing existing & proposed structures with distances from lot lines)
10. Floor Plan, including elevations (front, side and rear)
11. State Fire Marshal approval (for non-residential and apartments) 1-800-256-5452

A review will be done upon submittal of items listed above.

SINCE MY STRUCTURE WILL BE ON PILINGS OR COLUMNS, CAN I ENCLOSE THE AREA BELOW?

Yes, either with open wood lattice-work, insect screening or non-supporting breakaway walls. *The enclosure can only be used for parking of vehicles, building access, and/or limited storage.* Lower areas must not be finished or used for recreational or habitable purposes. No bathrooms or utility rooms (e.g. washer & dryer) are allowed. (See Technical Bulletin #5)

WHAT IS A BREAKAWAY WALL?

A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system. A registered professional engineer or architect must certify this design before and after construction. (See Technical Bulletins # 2 & 9)

CAN I HAVE A CONCRETE SLAB BELOW THE STRUCTURE?

Yes, a concrete pad with minimal or no reinforcement to be used for parking, storage area, or building access can be poured beneath the elevated building as long as it is not structurally attached to the building. The use of fill to elevate a slab above natural ground is prohibited. Minor fill for site grading could be allowed as long as it does not interfere with water flow or change the direction of the flow.

*Decks and patios constructed below the base flood elevation must be structurally independent of the building's foundation system.

*If a deck is structurally attached to the building, the lowest horizontal member of the deck must be elevated to or above the base flood elevation.

CAN I HAVE GARAGE DOORS IN THE ENCLOSED AREA BELOW THE BASE FLOOD ELEVATION?

Yes, but the garage doors must be constructed to be breakaway.

DOES MY AIR CONDITIONING UNIT HAVE TO BE ELEVATED?

Yes, all electrical, mechanical or plumbing equipment must be installed *at or above* the base flood elevation.

*Electrical meters are allowed below the base flood elevation for reading purposes only. The meter should be placed as high above ground as possible. Most utility companies require that you provide steps to the meter, if it is higher than 5'6" above the ground level.

ARE THERE USES SPECIFICALLY PROHIBITED?

The following are prohibited:

*Outdoor sales or storage lots for boats, trailers, manufactured homes, building materials, and any other materials or equipment susceptible to being swept from the site by high velocity flood waters.

*Enclosed buildings or structures located within the reach of mean high tide.

*Fill used for structural support for any new or substantially improved building or structure.

Should you wish to have more detailed information, please ask the staff for a copy of the following:

Technical Bulletin # 1

Technical Bulletin # 2

Technical Bulletin # 9

Technical Bulletin 5-93

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If you have any questions, please contact:

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