

BFE Committee Meeting

May 18. 2016

TOWN OF SOUTH BETHANY BASE FLOOD ELEVATION (BFE) (AD HOC)
COMMITTEE MEETING

Date: Wednesday, May 18, 2016 Time: 10 a.m. – 12 p.m.

Location: South Bethany Town Hall

Agenda

- I. Meeting Called to Order (Dave Wilson, Committee Chair)
- II. Introduction (Dave Wilson) 5 minutes
- III. Background and Committee Goal (Dave Wilson) 10 minutes
- IV. Builders' Perspective on Allowable House Elevation (Frank Brady) 15 minutes
- V. Status of Proposed Ordinance 180-16 for V Zone (Bob Cestone) 5 minutes
- VI. Discussion on Using BFE for All House Elevations (All) 30 minutes
- VII. Follow On Actions 5 minutes
- VIII. Public Comment
- IX. Adjournment

Background

- Max house elevation historically 32 ft above the road centerline
 - Minimum roof slope 4:12
- In 2014, max elevation with 2 ft of freeboard was increased to
 - 34 ft above road or
 - 38 ft NAVD above sea level
 - Base Flood Elevation was 5 ft in AE Zone and 12 ft in VE Zone
 - Min roof slope 4:12
- New 2016 FIRM increased BFE from 12 ft to 13 ft in VE Zone and from 5 ft to 6 ft in AE Zone
 - 2014 ordinance over-restricted elevation with 2 ft of freeboard
- New VE Zone Town Ordinance increases max elevation to
 - 33 ft above BFE
 - 35 ft above BFE with 2 ft of freeboard
 - Maximum total elevation above sea level of 48 ft NAVD88
 - Minimum roof slope 4:12

Committee Goal

- Recommend for other flood zones:
 - Reference for house elevation (BFE or street)
 - Allowable elevation from reference to roof peak

Ordinance 180-16 Relating to House Elevation

In the VE Zone only, the principal building height may be 33 feet above the base flood elevation (BFE). Where the principal building has a freeboard equal to or greater than two feet above the base flood elevation (BFE), the principal building maximum height may be 35 feet above BFE. The principal building height shall not have a total height greater than 48 feet based on NAVD 88. Minimum roof pitch: 4:12.

FEMA Freeboard Definition

Recommended Practice:



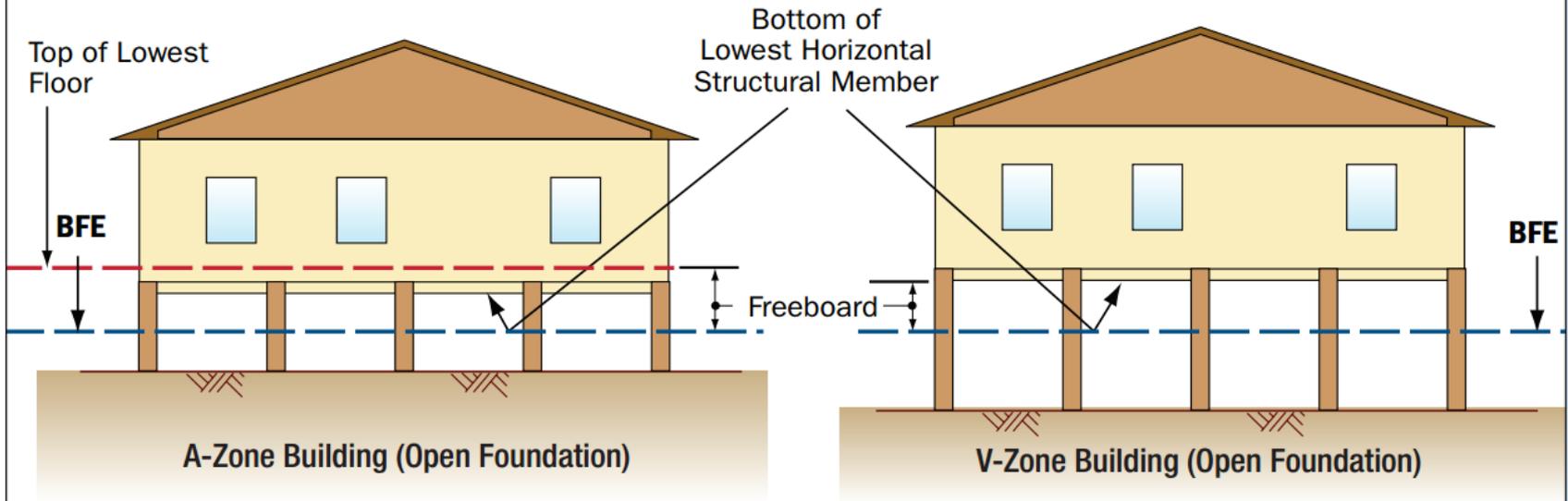
A Zones in Coastal Areas:

Subject to Breaking Waves and Erosion During the Base Flood
Lowest Horizontal Structural Member Above BFE (Freeboard)



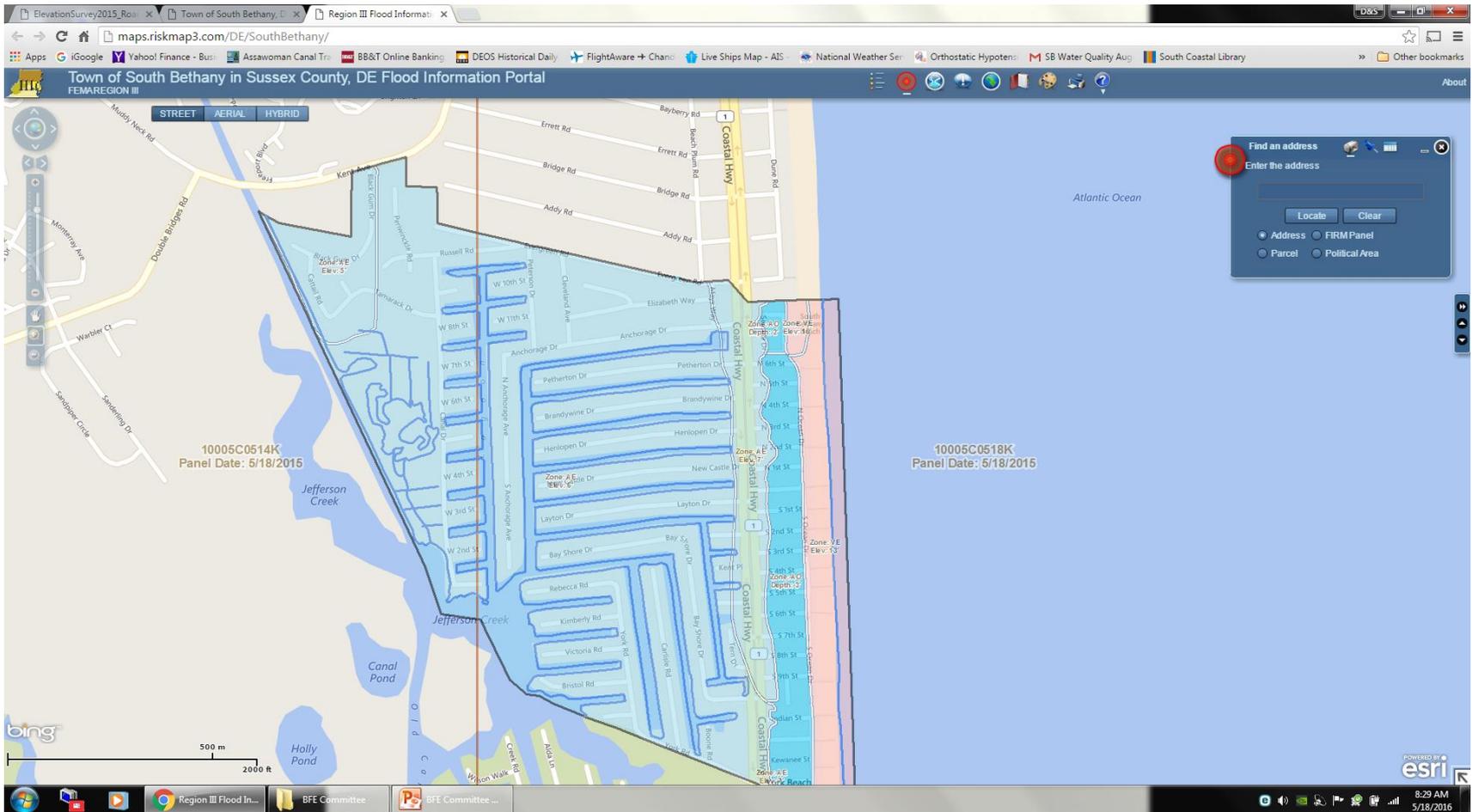
V Zones:

Bottom of Lowest Horizontal Structural Member
Above BFE (Freeboard)



* NFIP minimum elevation requirements: A Zones – elevate top of lowest floor to or above BFE; V Zones – elevate bottom of lowest horizontal structural member to or above BFE. In both V Zones and A Zones, many people have decided to elevate a full story to provide below-building parking, far exceeding the elevation requirement. See Fact Sheet No. 1.2 for more information about NFIP minimum requirements in A Zones and V Zones.

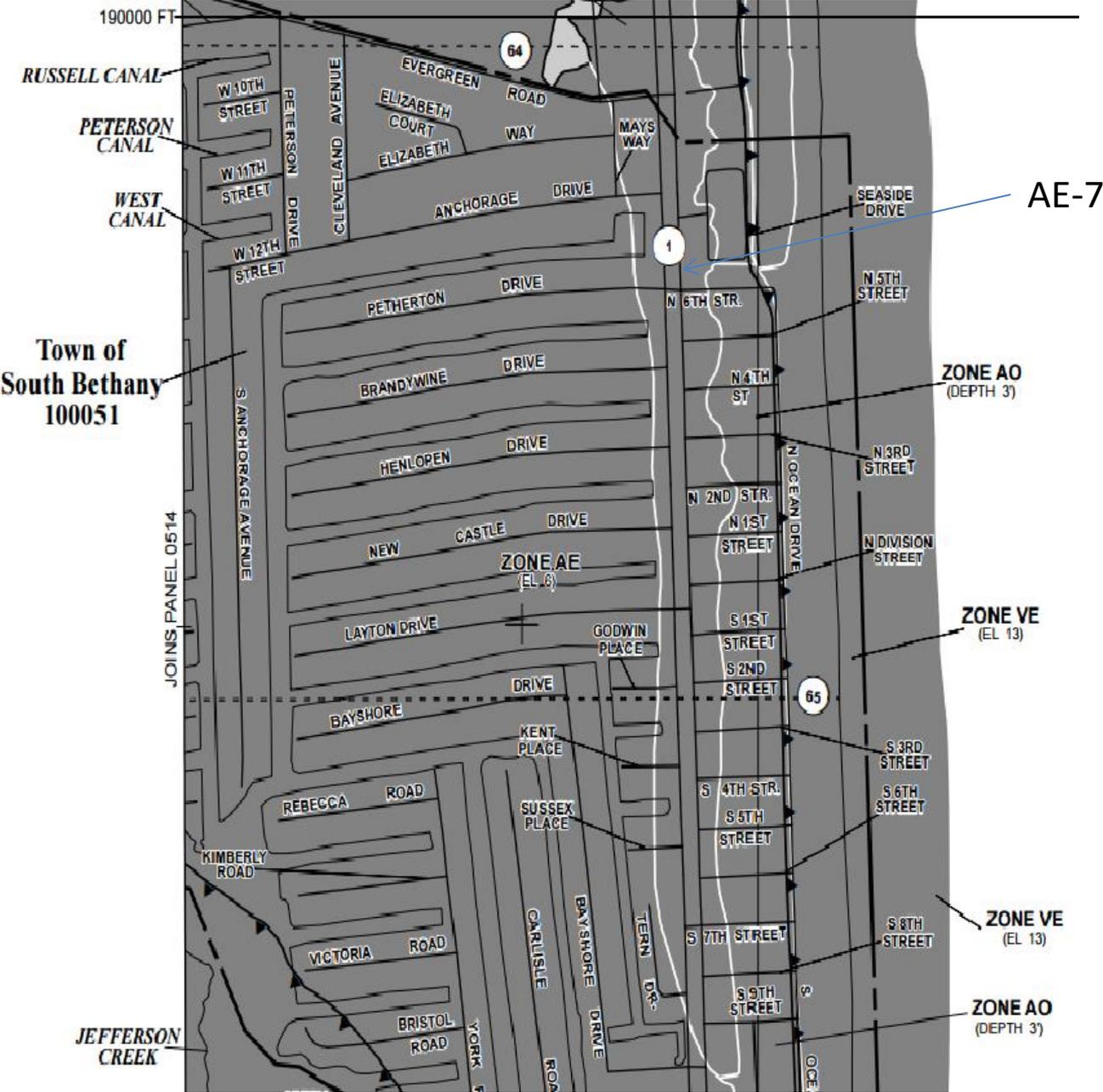
Proposed FIRM for 2016



Sandpiper Pines and S 4th St

	Street Elev	BFE		Max Elev	Max Elev		Max Elev	Max Elev
				From SL	From SL		From Rd	From Rd
				F/B<2	F/B=2		F/B<2	F/B=2
<u>Seaside</u>								
2 lots W	8	2+8		43	45		35	37
3 lots W	8	7		40	42		32	34
E Side	9.23	10		43	45		33.77	35.77
<u>S 4th St</u>								
Mid	9.39	3+9.4		45.94	47.94		36.55	37.55
W end	5.36	7		40	42		34.64	36.64
@O. Dr	10.5	13		46	48		35.5	37.5

FIRM for S Bethany



Max Height in Flood Plain of Surrounding Communities

	Max Ht w/o F/B	Reference	F/B Allowance	Max Ht w/ F/B (Ref)
Sussex Co.	42 ft	BFE	2 ft	44 ft (BFE)
Bethany Beach	31 ft	BFE	1.5' (min req'd)	31 ft (BFE)
Fenwick Is.	30 ft	Road	1.5-2 ft	32 ft (Rd)