

**COUNTY OF GALVESTON BUILDING DEPARTMENT
FLOOD ZONE REQUIREMENTS**

X ZONE & SHADED X FLOOD ZONE

The first-floor elevation shall be a minimum of 18 inches above natural ground or when the drainage downstream from the property is intercepted by a road the first floor shall be a minimum of 18 inches above the surface of the road.

A-ZONE

No habitable area is allowed below the base flood elevation (B.F.E.). The top of the finished floor shall be at or above the B.F.E.

Enclosed spaces below the B.F.E. are to be non-habitable and used only for limited storage, parking and building access and must conform to the Regulations of Galveston County, Texas for Floodplain Management. No mechanical, electrical or plumbing is allowed below the B.F.E. and any such enclosure to be constructed and shall remain "unfinished", (i.e. no floor covering, textured walls, etc.).

The walls of the enclosed area below the BFE of said structure need to meet or exceed the following minimum criteria:

- a) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
- b) The bottom of all openings shall be no higher than one foot above grade.
- c) Openings may be equipped with screens, louvers, or other coverings or devices provided that they allow for automatic entry and exit of floodwaters.

"or"

FEMA approved engineered flood vents that meet the current A-Zone regulations. Supporting documentation for engineered flood vents is required.

V- ZONE

No habitable area is allowed below the base flood elevation (B.F.E.). The bottom of the lowest supporting member shall be at or above the B.F.E.

Enclosed spaces below the B.F.E. are to be non-habitable and used only for limited storage, parking and building access and must conform to the Regulations of Galveston County, Texas for Floodplain Management. No mechanical, electrical or plumbing is allowed below the B.F.E. and any such enclosure to be constructed shall remain "unfinished", (i.e. no floor covering, textured walls, etc.).

As provided in article 5, section f (2) and (4) in the Galveston County Floodplain Regulations, walls constructed below the BFE must be engineer designed to breakaway. Said walls shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot and shall collapse from a water load less than that which would occur during the base flood.