

# Building Code Inspection Services LLC

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*ICC Certified Building Official # 8893626*

*Certified Floodplain Manager # US-18-103455*

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RE: Veranda Place construction requirements.

To whom it may concern,

The majority of Veranda Place was placed into a Special Flood Hazard Area (SFHA) AE floodway in the most recent FEMA map amendment in December of 2018. This SFHA designation would not allow any development to continue unless a certificate of no-rise was carried out. The developer of this location obtained the certificate of no-rise for the entire development now allowing construction to continue.

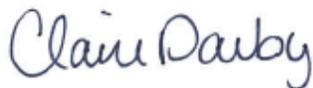
There are lots located within this development that have the majority of the lot with-in a Zone X. This Zone X designation allows development to occur without having any FEMA regulated elevations. When purchasing lots within this development a licensed surveyor will need to be contacted in order to determine if a structure will be able to be constructed completely within the Zone X. This can be done with a site plan. If this can be shown, construction can continue as normal. If the structure will not be able to be constructed completely within the Zone X the entire structure is considered to be located within the SFHA.

When constructing within a SFHA the lowest floor of the structure will need to be 1 Ft. above the Base Flood Elevation (BFE) or the centerline of the road or nearest sewer manhole, which ever of the three elevations is highest. Elevation certificates will also be required at various stages of construction to verify the correct elevation is met. Also, any residence located within a SFHA will be require by FEMA to carry flood insurance.

When constructing within a Zone X within the City of Carencro the lowest floor of the structure will need to be 1 Ft. above the centerline of the road or nearest sewer manhole, which ever of the two elevations is highest. These elevations will be verified by a freeboard elevation form completed by your licensed surveyor. Also, while it is not required by FEMA to carry flood insurance within Zone X designations it is still highly recommended and may still be required by your lender.

For lots with structures to be located within the SHFA a LOMA may be possible to obtain through FEMA. More information on applying for a LOMA and verifying if you would qualify can be found on FEMA's webpage.

Sincerely,



Claire Darby

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