HARRIS COUNTY
Public Infrastructure Department 10555 Northwest Frwy., Suite 120
Architecture & Engineering Division Houston, Texas 77092
(713) 956-3000

Harris County Floodplain Notes

ALL OF THESE NOTES MUST APPEAR ON THE FOUNDATION DRAWINGS – BEFORE A PERMIT CAN BE ISSUED FOR PROPERTIES IN THE FLOODPLAIN OR FLOODWAY. INCLUDE – BENCHMARK DATA, BASE FLOOD ELEVATION, 500-YEAR FLOOD LEVEL, TOP OF CROWN OF ADJACENT STREET, HIGHEST ADJACENT NATURAL GRADE MEASURED 10 FEET FROM SLAB AND REQUIRED FINISHED FLOOR ELEVATION

FOUNDATION NOTES:
All foundation drawings in a floodplain must be pier and beam or on continuous foundation walls with properly sized and located openings. No fill may be used to elevated structures in the 1 percent or 100-year floodplain.

If the property is located within the 100-year floodplain the finish floor elevation and all mechanical and electrical must be elevated twenty-four (24) inches above the 0.2 percent or 500-year flood level. If the property is located within the floodway the lowest horizontal sill, beam or member supporting the structure shall be at least thirty-six (36) inches above the 0.2 percent or 500-year flood level, all requirements in accordance to Section 4.05 of Harris County Floodplain regulations are applicable.

All structures are designed to withstand a three second gust basic wind speed of 120 miles per hour.

This property is located within the designated _______ year floodplain or below the base flood elevation according to the Flood Insurance Rate Map Panel No. ______________, dated ______________.

All water heaters, furnaces, air conditioning units, electrical distribution panels, and any other mechanical or electrical equipment must be elevated in accordance with Section 4.05 of Harris County Floodplain regulations.

Any electrical circuit serving a light switch or outlet located below the base (100-year) flood elevation shall be dropped from above and be on a separate breaker.

The minimum finished floor elevation must be clearly shown on the drawings and in accordance with Section 4.05 of Harris County Floodplain Regulations

A Federal Emergency Management Agency (FEMA) Reference Mark (benchmark) is fully described on drawings. Use a Galveston Coastal Subsidence District (HGCSD) benchmark along the coastal area. All materials used below the (100-year) base flood elevation are on approved FEMA Technical Bulletin 2-08 as Class 5 water-resistant, and approved in accordance with FEMA Technical Bulletin 1-08 for foundation openings.

Any storage areas below the (100-year) base flood elevation must be less than one hundred fifty (150) square feet in size in accordance with Section 4.05 of Harris County Floodplain Regulations.

NOTE: ↓ APPEARS ON DRAWINGS ALONG THE DESIGNER’S SEAL AND SIGNATURE ↓

I, ________________________ (Name), a registered ____________________ (Profession) authorized to practice in the State of Texas do hereby certify that the ____________________ (Structure Type), if constructed or placed in accordance with these drawings, will comply with all provisions of the Regulations of Harris County, Texas for Floodplain Management.

SPECIAL REQUIREMENTS:

a. Completed *Elevation Certificates* to be submitted: one at permitting, a second after the slab is poured or sub-floor is installed and before the framing starts, and a third is required once construction is finished. *(PER CURRENT FIRM PANEL) to the Harris County Public Infrastructure, Architecture and Engineering Division, 10555 Northwest Freeway, Suite 120, Houston, TX 77092

b. A completed as-built certificate must be submitted after the structure is complete and before it is occupied.

c. The County Engineer’s Office will post a final inspection notice on the structure once all requirements have been met.