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## **NOTICE REGARDING UPDATE TO THE FLOOD ORDINANCE AND EQUIPMENT ELEVATION REQUIREMENTS**

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The purpose of this notice is to inform contractors of the requirements applicable to a floodplain ordinance change that affects freeboard and equipment elevations.

Based on approval by Chesapeake's City Council on February 23, 2021, and effective March 23, 2021, the City has revised the current Floodplain Ordinance in order to maintain compliance with the National Flood Insurance Program's (NFIP) Community Rating System (CRS) and the most current edition of the Virginia Construction Code (VCC).

Due to new provisions of the CRS and VCC, communities must adopt and enforce certain requirements for structures located in a Special Flood Hazard Area. The requirement notes that all equipment, including electrical, plumbing heating and mechanical items, such as duct work, must be elevated above the one foot freeboard or be elevated to the Base Flood Elevation (BFE) plus the height of the adopted freeboard, whichever is greater.

Please note- Chesapeake has a freeboard of one and one-half feet (1.5). As such, all listed items in the revised flood ordinance must be elevated above the 1.5 foot freeboard. Please see below the revised flood ordinance:

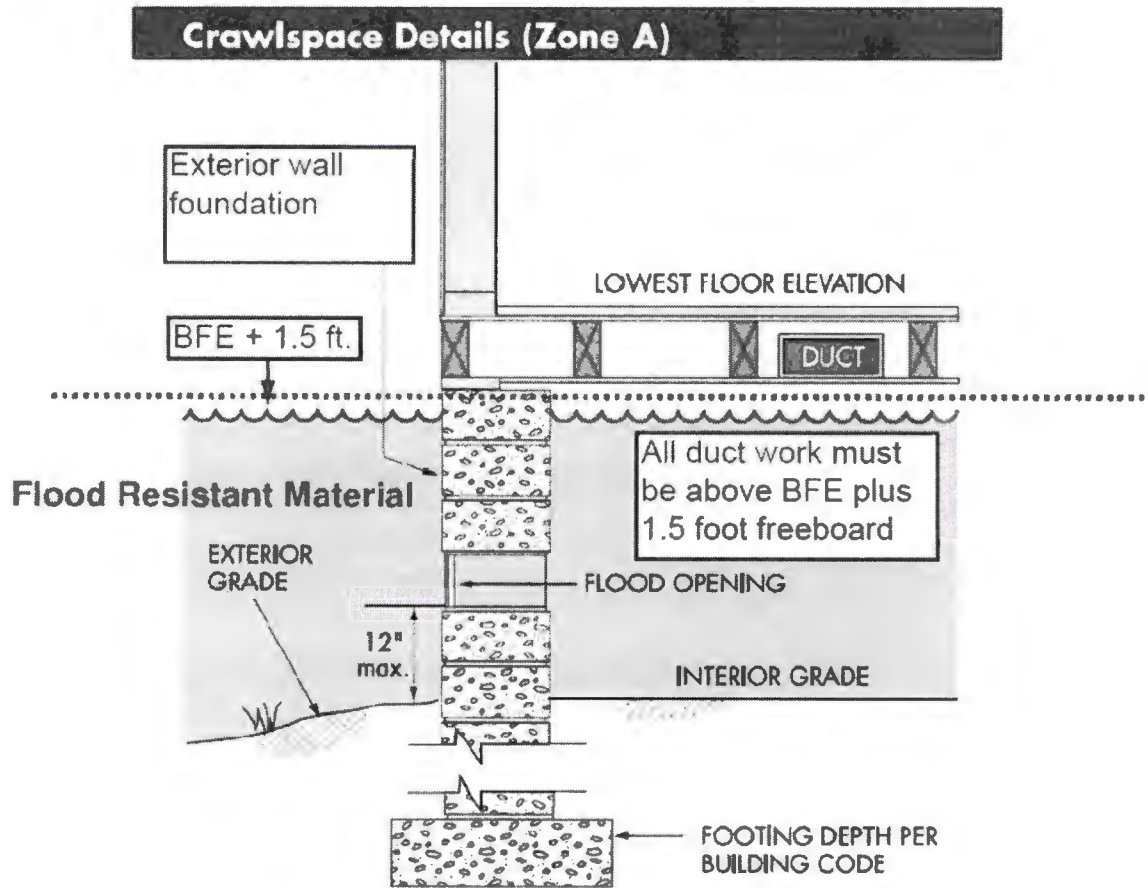
Chapter 26 – Environment/Article IV. – Floodplain Management/Sec. 26-99. – General standards.

5. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service equipment, including duct work, shall be located one and one-half feet above the base flood elevation.

(6) Service equipment, including but not limited to, electrical wiring, plumbing pipes and gas piping below the freeboard shall be designed and located so as to prevent water from entering or accumulating within the components during conditions of flooding and to meet all design and construction requirements of the most recent edition of the Virginia Construction Code (Virginia Uniform Statewide Building Code, Part I).

Based on the March 23, 2021 effective date, please ensure all the above listed equipment for structures located in the Special Flood Hazard Area are sufficiently elevated and designed to meet the above noted standards. Failure to plan accordingly may result in a rejection of an inspection and the subsequent rejection of the Elevation Certificate which is required prior to the issuance of a Certificate of Occupancy.

The exhibit below is an example of the elevation requirements for equipment located in a crawl space.



If you have any questions regarding the notice or application of these code sections, please contact our office at 382-6018.

C: Jay Tate, P.E, Director of Development and Permits  
Patrick Hughes, CBO, Plans review and Codes Administrator  
Wendy Tabler, Permit Services Administrator