

**Title 41 - PART I BUILDING CODE**  
**Chapter 4123**  
**Floodplain Construction Standards**

**4123.51 Construction documents, permits and definitions.**

Construction documents (plans and specifications) and permits for structures to be located in the special flood hazard area shall comply with C.C. 1150 in addition to the provisions of Section 4123.50 through 4123.61, inclusive.

For the purpose of Flood Plain Development only, the terms, phrases, words and their derivations as defined in C.C. Chapters 1150 shall apply. For the purpose of flood plain development only, where a conflict occurs, the most restrictive definition takes precedence.

**4123.53 Floodplain construction materials and methods.**

All new construction and substantial improvements located in a designated special flood hazard area shall be compliant with C.C. 1150 and shall be, where applicable:

- (A) Constructed with materials resistant to flood damage.
- (B) Constructed using methods and practices that minimize flood damage.
- (C) Constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities designed and/or elevated to prevent water from entering or accumulating within the components during conditions of flooding. Where a structure, including its foundation members, is elevated on FEMA approved, compacted fill to or above the flood protection elevation, the requirements of this Section are satisfied.

**4123.55 Anchoring.**

All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

All manufactured homes, not otherwise regulated by the Ohio Revised Code pertaining to manufactured home parks, shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

Where a structure, including its foundation members, is elevated on FEMA approved, compacted fill to or above the flood protection level, the requirements of this section are satisfied.

**4123.57 Residential buildings and structures.**

New construction and substantial improvement of any residential structure shall comply with the following provisions:

- (A) The elevation of the lowest floor, including basement, shall be elevated to or above the flood protection elevation. In Zone AO areas with no elevations specified, the structure shall have the lowest floor, including basement, elevated at least two (2) feet above the highest adjacent natural grade. Adequate drainage paths shall be provided around structures on slopes, to guide flood waters around and away from proposed structures.
- (B) Ingress and egress. All structures shall provide a means of ingress to and egress from land that is at or above the flood protection elevation.

**4123.59 Nonresidential construction.**

New construction and substantial improvement of any commercial, industrial or other nonresidential structure located in special flood hazard areas shall either have the lowest floor, including basement, elevated to or above the level of the flood protection elevation; or together with attendant utility and sanitary facilities shall:

- (A) Be floodproofed so the structure is watertight with walls substantially impermeable to the passage of water to the level of the flood protection elevation; and
- (B) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
- (C) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the standards of this

subsection through the use of the floodproofing certificate. Such certification shall be provided to the Director.

In Zone AO areas with no elevations specified, the structure shall have the lowest floor, including basement, elevated at least two (2) feet above the highest adjacent natural grade. Adequate drainage paths shall be provided around structures on slopes, to guide flood waters around and away from proposed structures. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

**4123.61 Enclosure below the lowest floor.**

The following standards apply to all new and substantially improved residential and nonresidential, non-basement structure which are elevated to the flood protection elevation using pilings, columns, posts or solid foundation perimeter walls with openings sufficient to allow unimpeded movement of floodwaters. Fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement shall:

(A) Be certified by a registered professional engineer or architect; or

(B) Meet or exceed the following criteria:

- (1) A minimum of two (2) openings are provided having a total net area of not less than one (1) square inch for every square foot of enclosed area that would be subject to flooding; and
- (2) The bottom of all openings is no higher than one (1) foot above grade; and
- (3) Openings equipped with screens, louvers, valves, or other coverings or devices must permit the automatic entry and exit of flood waters.