

Pickens County requires that if the cost of reconstruction, rehabilitation, addition, or other accumulative improvements to a building exceeds 50% of the building's market value, then the building must meet the same construction requirement as a new building. Substantially damaged buildings must also be brought up to the same standards. As residence damaged so that the cost of repairs exceeds 50% of the building's value before it was damaged must be elevated a minimum of one (1) foot above the Base Flood Elevation (BFE).

Natural and Beneficial Functions of Floodplains –
Pickens County is a beautiful place in which to live and the land within or adjacent to a floodplain is an important asset. Undisturbed wetlands provide a wide range of benefits to the human and natural systems. Water quality is improved through the wetland's ability to filter nutrients and impurities from runoff and to process organic wastes. These floodplain areas provide breeding and feeding grounds for fish and wildlife, create and enhance waterfowl habitat, support a high rate of plant growth, and maintain biodiversity and the integrity of the ecosystem. Additionally, floodplains provide green space protecting creeks and streams from development and the forces of erosion.



FEMA



CONTACT INFORMATION

COUNTY FLOODPLAIN MANAGER

864.898.5950

SC DHEC

864.372.3273

PICKENS COUNTY STORMWATER

864.898.5789

ADDRESSING

864.898.5960

PLANNING

864.898.5956

SOUTH CAROLINA DNR – FLOOD MITIGATION

803.734.4307

Business Hours:
8:00 a.m. to 5:00 p.m.,
Monday – Friday

Department of Community Development

222 McDaniel Avenue, B-10
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PICKENS COUNTY FLOOD FACTS



www.co.pickens.sc.us

This is a general guide outlining several “flood facts” for Pickens County for property located in or adjacent to the 100 year floodplain. For detailed information regarding permitting and general flood related questions, please speak with the County’s Floodplain Manager.

Local Flood Hazard Areas – One hundred (100) year floodplain areas are found along all of Pickens County’s major streambeds, creek beds, and along the shorelines of the major lakes. Flooding in these areas can occur with little to no warning. Floodwaters can be deep and can cover streets and yards as well as flood vehicles, garages, basements, and lower living spaces.

County Flood Services – To verify the location of a flood hazard area, consult the county flood maps (the FEMA FIRMs). The flood maps and flood protection references are available at the Main County Library and are also available at the Pickens County Community Development office located within the County Administrative offices, or by calling 864-898-5950. If property is located in a mapped floodplain, the Building Codes department has information available for developing property in a floodplain. Copies of the Pickens County Flood Damage Protection and Prevention standards are also available.

Flood Insurance – If your property is located in a flood hazard area and you do not have flood insurance, consult your insurance agent. Homeowner’s insurance policies do not cover damage resulting from a flood. However, because Pickens County participates in the National Flood Insurance Program, you can purchase a separate flood insurance policy. This insurance is backed by the federal government and is available to everyone, even for properties that have previously flooded. Some individuals may have purchased flood insurance as the bank required it when securing a mortgage or home improvement loan. Typically, these policies only cover the building structure and not the contents. Generally, with the flooding that occurs in Pickens County, there is more damage to the furniture and building contents than there is to the structure. At this time, there are approximately 51 flood insurance

policies for properties in Pickens County. If your property is covered, check the amount of coverage to be sure that the building contents are also covered. If your property is not covered by flood insurance, there is a 30 day waiting period for the policy to take effect once the policy is purchased. Remember: even if the last flood missed your property or you have completed some flood proofing, the next flood could be more severe. Flood insurance covers all surface floods.

Flood Warnings – The National Weather Service along with the Pickens County Emergency Management Department provide flood warnings and evacuation data to local radio and television stations (Channel 4-NBC, Channel 7-CBS, Channel 13-ABC, and Channel 21-FOX). Alerts and warnings are also provided VIA all Pickens County Social Media platforms.

When a flood threatens, evacuations are ordered in areas expected to flood. Residents must be prepared to move to a safe location. The County EMA will announce emergency shelter locations.

Property Protection Measures – Every year, flooding in the United States causes more property damage than any other type of natural disaster. While recent improvement in construction practices and regulations have made new homes less prone to flood damage, there are a significant number of existing homes susceptible to flood losses. Flooding of these properties can be minimized through temporary and permanent retrofitting techniques.

- keep water away from the house by constructing a floodwall or earthen berm. These methods are acceptable if the house is located on a large lot and if potential flooding isn’t too deep and if the property isn’t in the floodway.
- waterproof walls and place water tight closures over doorways. This method is more suited on homes with basements if water will not get over two feet deep.
- raise the house one foot above the base flood elevation.

Additional measures to protect property from flood damage include grading the yard, correcting local

drainage problems, and implementing emergency measures such as moving furniture locations in the house and sandbagging.

Flood Safety – Do not walk through flowing water. Drowning is the number one cause of flood related deaths. Currents can be deceptive; six inches of moving water can knock and individual off their feet. If you walk in standing water, use a pole or stick to insure that the ground is still there.

Do not drive through a flooded area. In a flood, more people drown in their cars than anywhere else. Do not drive around road barriers; portions of the road or bridges may be washed out. “Turn Around-Don’t Drown!”

Stay away from power lines and electric wires. After drowning, the number two flood related killer is electrocution. Electrical current can travel through water. Report downed powers lines to the local power company and have your electricity turned off. Some appliances, such as televisions, store electrical charges even after they have been unplugged.

Be alert for gas leaks. Use a flashlight to inspect for damage. Do not smoke or use candles, lanterns, or open flames unless you know the gas has been shut off and the area has been properly ventilated.

Permit Requirements – All development in the floodplain requires a permit (not only for the building construction). Contact the Building Codes office before starting and development or work in the floodplain. If you see any development occurring in a floodplain without a permit, please contact the Floodplain Manager by calling 864-898-5950.

