

Once the sub-floor elevation is verified to meet the original Elevation Certificate, construction may continue.

- A "Finished Construction" Elevation Certificate must be submitted to Building Codes prior to the issuance of a Certificate of Occupancy.



**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

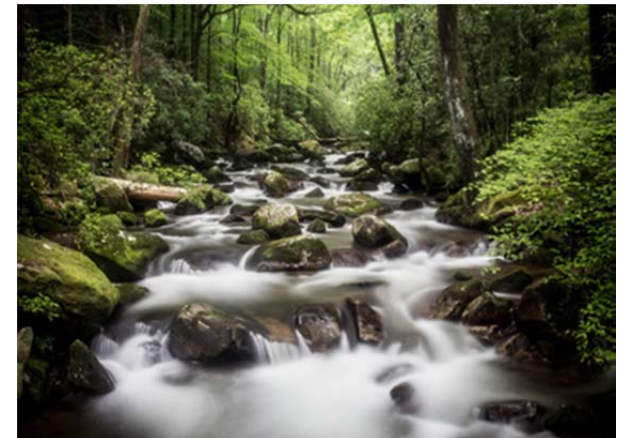
### *Department of Community Development*

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# FLOODPLAIN PERMITTING



[www.co.pickens.sc.us](http://www.co.pickens.sc.us)

*This is a general guide for the permitting of buildings and structures in the Special Flood Hazard Areas in Pickens County. For detailed information regarding the process and requirements in this guide, please contact the Floodplain Manager.*

If your property is located within a

### “SPECIAL FLOOD HAZARD AREA”

as identified by the  
Federal Emergency Management Agency  
(FEMA)

When making application for a building permit, Building Codes staff will perform an initial “Floodplain Check”.

This “Floodplain Check” is based upon the current information provided by the GIS Department and reflects the most current topographical information and data as well as the latest FIRM Rate Maps.

If it is determined that the construction of any structure may be located within the Federal Emergency Management Agency (FEMA) identified “Special Flood Hazard Area”, it will be required that a survey, by an engineer or land surveyor, showing the proposed structure and its relationship to the designated flood hazard area, be provided prior to the issuing of the permit.

If it is determined that the proposed development may be within a “Special Flood

Hazard Area”, the Building Codes Department will notify the property owner(s) and outline the steps required in order to meet the floodplain Development Permitting Requirements as required by FEMA.

### FLOODPLAIN DEVELOPMENT PERMITTING REQUIREMENTS

1. If the building site is located on a “Special Flood Hazard Area”, an Elevation Certificate, prepared by a SC licensed engineer or land surveyor, will be required to be submitted in order to establish the base 100 year flood elevation of the site and subsequent elevation of the lowest floor level. The Pickens County Flood Damage Protection and Prevention Ordinance (#399, and amended) requires the lowest floor level to be elevated one (1) foot above the base flood elevation. After all required certifications have been received and verified, the Building Codes Department will approve the application for the building permit.
2. If the proposed building site is not in the FEMA Zone “A” and is located within FEMA Zone “X” or “C”, the Building Official/Floodplain Manager will approve the building site location and approve the application for the building permit.



### ADDITIONAL REQUIREMENTS

1. A SC DHEC septic tank permit, verification of an existing septic system, or approved connection to a public sewerage system must be obtained prior to the issuance of any building permit.
2. After the building permit is issued, **the following requirements may be required by the Building codes Department:**
  - Footing soil compaction testing if the bearing capacity of the soil is in question. (Usually requested during the footing inspection)
  - Certification by a Structural Engineer on the footing and/or foundation of the structure depending on the soil type and/or location of the water source.
  - When foundation walls are fully enclosed, certification by a professional engineer showing that the required openings in the foundation walls meet the FEMA requirements.
  - Once construction begins and reaches the sub-floor stage, a ***“Building Under Construction”*** Elevation Certificate must be obtained by a licensed engineer or land surveyor and submitted to the Building Official/Floodplain Manager before continuing any vertical construction beyond the sub-floor of the structure.