



DSC NOTICE #160

***City of Virginia Beach
Planning Department
Development Services Center
April 10, 2009***

Topic: New FEMA FIRM Floodplain Maps

Discussion

For almost forty years, the City of Virginia Beach has been an active participant in the National Flood Insurance Program (NFIP). One of the conditions of continued participation is the adoption of the updated Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). FEMA recently completed its modernization of the City's FIRM or Base Flood Maps. As a part of the modernization and map amendment process, FEMA provided a public review phase to allow interested parties the opportunity to view the maps and express their concerns.

FEMA has scheduled May 4, 2009, as the effective date for the new maps. In preparation for the use of the new maps and to continue the City's participation in the NFIP, City Council will adopt the new FIRM maps on April 28, 2009.

Additional Information and Resources

Additional information and links to other resources will be available by April 29, 2009, through the following link to the Communications & Information Technology/Center for GIS website: [FEMA FIRM Maps](#). Links to the previous 1996 flood maps and the newly adopted 2009 flood maps will be available on the right side of the page under "Related Documents."

Affect on Development Plans

In addition to adopting the FIRM maps, the following changes will be made to *Section 5B, Floodplain Regulations of the Site Plan Ordinance (Appendix C)* of the Code of Virginia Beach for NFIP compliance:

1. Section 5B.2&3 – The new adoption date of May 4, 2009, will be substituted for the previous referenced date;
2. Section 5B.5(b) – All development shall provide base flood elevations on all plans of development or final subdivision plats;
3. Section 5B.5(e) – A procedure for determining the base flood and/or floodway elevations will be provided when the elevation data are not

provided on the FIRM maps or the information is not available from other sources;

4. Section 5B.5(e) - This section will also require the finished floor elevation to be at least two (2) feet above the highest adjacent grade when the base flood elevation data or floodway elevation data are not available from any source (this usually applies to the AO zones where no number is identified – reference *Section R324.2.1 Elevation Requirements of the International Residential Code*); and
5. Section 5B.8 – Variances granted in the floodway shall not cause an increase in the one hundred (100) year flood elevation.

Additional amendments to the *Site Plan Ordinance (Appendix C)* and the *Subdivision Regulations (Appendix B)* will be scheduled for future action by the Planning Commission and the City Council to make other adjustments to support the changes described above. These changes will identify requirements for base flood elevations to be placed on site plans and subdivision plats in the “Information and Data” sections of these ordinances. This additional reference will help plan/plat preparers who do not receive this DSC Notice to be aware of the new requirements.

Effective Date: May 4, 2009

All plans or plats not approved prior to May 4, 2009, must comply with the new City Code amendments.

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