

If you are planning any project (including but not limited to new construction, additions, alterations/repairs, etc.) within a Special Flood Hazard Area, please review the [Baldwin County Floodplain Development Ordinance](https://baldwincountyal.gov/departments/building-inspection/flood-zone-information) available at <https://baldwincountyal.gov/departments/building-inspection/flood-zone-information> and also review the requirements below.

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## Requirements for Development within the Coastal High Hazard: A, AE, AH, AO, A-1 through A-30 Zones (excludes Coastal A-Zone and V-Zone)

- All construction must comply with the [International Code Series](#) adopted by the Baldwin County Commission
- All construction must comply with the [Baldwin County Floodplain Development Ordinance](#) adopted by the Baldwin County Commission
- **No habitable area is allowed below Base Flood Elevation (BFE) + 1 foot freeboard.**
- A Temporary Benchmark or Elevation Certificate is required before the permit is issued.
- An "Under Construction" Elevation Certificate may be required if deemed necessary by the Building Official.
- A "Finished Construction" Elevation Certificate must be submitted to the Building Dept. at least 24 hours prior to scheduling a final inspection.
- Elevation Certificates must be signed and stamped by an Alabama registered design professional.
- All residential new construction requires engineered construction plans to be signed and stamped by an Alabama licensed architect OR engineer.  
Exceptions: Detailed non-engineered construction plans **may** be accepted for small additions, alterations/repairs, accessory structures, storage buildings, pole barns, porches, decks, etc.
- All non-residential/commercial construction requires construction plans to be signed and stamped by both an Alabama licensed architect AND engineer.
- Lowest floor of structure must be elevated above Base Flood Elevation (BFE) + 1 foot freeboard.
- All enclosed areas below BFE + 1 foot freeboard shall only be used for parking of vehicles, building access, and limited storage area for maintenance items used in conjunction with the property, and must be built using approved flood resistant materials.
- Flood-proof walls certified by a design professional are allowed for non-residential structures.
- All construction material used below BFE + 1 foot freeboard must be approved flood resistant materials to prevent rot or decay.#
- Electrical meters are allowed below BFE + 1 foot freeboard. Only one electrical circuit with GFI protection is allowed below BFE + 1 foot freeboard.
- All HVAC/mechanical systems, equipment, or components must be installed above BFE + 1 foot freeboard.
- No plumbing fixtures or appliances (e.g. bathrooms, washers, dryers, water heaters, refrigerators, freezers, etc.) are allowed below BFE + 1 foot freeboard.
- All enclosed areas below BFE + 1 foot freeboard shall have hydrostatic vents installed, minimum two (2) separate walls, minimum two (2) hydrostatic openings, one square inch of vent area per one square foot of storage is required. Engineered or non-engineered flood vents that meet the above requirements will be accepted.
- A No-Rise Certificate is required for **ALL** new construction inside a designated Floodway.

## Additional Resources

\*Requirements for Flood Openings in Foundation Walls and Walls of Enclosures, NFIP Technical Bulletin 1 (March 2020)

[https://www.fema.gov/sites/default/files/2020-07/fema\\_tb1\\_openings\\_foundation\\_walls\\_walls\\_of\\_enclosures\\_031320.pdf](https://www.fema.gov/sites/default/files/2020-07/fema_tb1_openings_foundation_walls_walls_of_enclosures_031320.pdf)

#Flood Damage-Resistant Materials Requirements, Technical Bulletin 2 (August 2008)

[https://www.fema.gov/sites/default/files/2020-07/fema\\_tb\\_2\\_flood\\_damage-resistant\\_materials\\_requirements.pdf](https://www.fema.gov/sites/default/files/2020-07/fema_tb_2_flood_damage-resistant_materials_requirements.pdf)