

Repairs After a Storm

When you are making repairs to your home after a flood, check with the Building Department to see if a permit is required. If a house in the floodplain is substantially damaged by an event such as fire or flood it must be repaired to new construction standards. This includes elevating the structure to or above the base flood elevation when it is repaired. Damage is considered to be substantial when the cost of reconstruction equals or exceeds 50% of the building's market value. When damage of this type occurs to a structure and repairs are necessary, visit the Planning and Community Development Department for a Development Permit Application to begin your permitting process. A recorded warranty deed and site plan, showing the improvements/repairs to the property, will be required to complete this Application. Once obtained from Planning and Zoning, the Development Permit Application should be submitted to the Building Division for permitting. Depending upon the types of work performed, certain documentation will be requested from the Building Division to complete the permitting process. Applicable fees are due for Development Permit Applications and Building Division permits, unless otherwise waived by the Wakulla County Board of County Commissioners for widespread storm damage.

For additional information regarding flood protection see the FEMA website at <http://www.ready.gov/floods>.