

FAQS FOR RESIDENTIAL CODE, SECTION R322

Q. When are lateral or horizontal additions to structures in floodplains required to be elevated?

A. This depends on many variables. Each situation is addressed individually below. This FAQ addresses lateral additions only. It does not address improvements that consist of additions and other work to the existing structure. In all cases, substantial improvements that consist of a combination of additions and other work to the existing structure require that the entire structure be elevated to the standards for the applicable flood zone.

A1. A zones. Lateral additions to pre-FIRM structures that are not substantial improvements are not required to be elevated. Lateral additions to post-FIRM structures that are not substantial improvements are required to be elevated to at least the elevation of the existing lowest floor.

A2. A zones. Lateral additions that are substantial improvements and are not structurally connected to pre-FIRM or post-FIRM structures require only the addition to be elevated to the standards of R322.2.

A3. A zones. Lateral additions that are substantial improvements and are structurally connected to pre-FIRM or post-FIRM structures require the existing structure and the addition to be elevated to the standards of R322.2.

A4. V zones. Lateral additions to existing structures in V zones that are not substantial improvements are required to meet the standards of R322.3 (6).

A5. V zones. Lateral additions that are substantial improvements require the existing structure and the addition to be elevated to the standards of R322.3. This is true for all lateral additions regardless of whether they are structurally connected to the existing structure. It applies to pre-FIRM and post-FIRM structures. In situations where the base flood elevation has changed, the structure must comply with the new base flood elevation.