

FLOODPLAIN OVERVIEW

Property of: NAIOP Development and Construction Committee

FLOODPLAIN

An area at risk of flooding from a bayou, creek or other waterway overflowing during certain rain events.

- **100-Year Floodplain** (1 percent) is an area that has a minimum of 1 percent (1 in 100) chance of flooding in any given year. The risk of flooding increases the closer the tract is to a bayou or creek.
- **Floodway** is an area within a 100-Year (1 percent) floodplain that is closest to a bayou or creek where water is expected to flow.
- **500-Year Floodplain** (0.2 percent) is an area that has a minimum 0.2 percent (1 in 500) chance of flooding in any given year. The risk of flooding increases the closer the tract is to a bayou or creek.
- **Coastal Floodplain** is an area at risk of flooding during a 100-year (1 percent) storm surge, which is a rise in sea level higher to a normal high tide.

IS MY PROPERTY IN THE FLOODPLAIN?

Harris County Flood Mapping Tool [\(Click Here\)](#)

Harris County Flood Control District's Mapping Tool provides information about mapped floodplains relative to residences, businesses, and other structures.

FEMA Map Service Center [\(Click Here\)](#)

This website allows the user to type in an address to find the official FEMA Flood Insurance Rate Maps (FIRMs). These maps are used for official flood insurance determinations. *Base flood elevation* is shown on FIRM maps, and is the water surface elevation recorded during a flood.

FLOODPLAIN MITIGATION

To minimize property damage, development in tracts within a floodplain must comply with certain criteria.

- **Minimum building slab elevation** to be 12"-18" higher than the recorded base flood elevation; requirement varies per jurisdiction.
- **Floodplain fill mitigation:** calculations of onsite cut and fill to ensure that no fill is to be placed below the base flood elevation. Any fill proposed within the floodplain must be cut within the same floodplain.

Disclaimer: This chart is for reference only. Exact codes and local requirements and amendments should be confirmed with each governing jurisdiction independently. NAIOP assumes no responsibility for incorrect information. Last updated: 10/03/2016