



CITY OF BAYTOWN

PUBLIC WORKS & ENGINEERING DEPARTMENT

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Floodplain Review Development Information

Know your flood zone

As a participating member in the National Flood Insurance Program (NFIP), the City of Baytown regulates any development in FEMA designated floodplains. Floodplain review is required for all proposed development or substantial improvement within special or moderate flood hazard areas.

- You can access flood zone data at: Baytown.org/862/9439/Flood-Control-Map OR
- You can access flood zone information on the FEMA website at: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>

Below you will find regulatory requirements from The City of Baytown's [Flood Damage Prevention Ordinance](#). Corresponding sections of the ordinance are referenced below with more detailed information.

Special or Moderate flood zone area

For more information please see [Section 110-102 . - Specific Standards](#).

Residential Construction

- Special or Moderate flood zone areas: new construction or substantially improved structures are required to be elevated to at least the 500-year floodplain elevation or 24 inches above the base flood elevation, whichever is higher.
- All electrical, mechanical, and plumbing systems and related facilities elevated to at least the 500-year or 24 inches above the base flood elevation, whichever is higher.

Non-Residential Construction

- New construction and substantially improved commercial, industrial, or other nonresidential structures shall have the lowest floor elevated to the 500-year floodplain elevation or 24 inches above the base flood elevation.
- All electrical and mechanical equipment and systems shall be elevated at least to the 500-year floodplain elevation or 24 inches above the base flood elevation, whichever is higher.
- Plumbing system shall be designed to prevent/eliminate floodwaters from entering or damaging the system.

Manufactured Home Construction

- New construction and substantially improved manufactured homes shall be elevated on permanent foundation so that the lowest horizontal structural member is elevated to at least the 500-year floodplain elevation or 24 inches above the base flood elevation.
- All mechanical, electrical, and plumbing systems and any other service facility elevated to the 500-year floodplain elevation or 24 inches above the base flood elevation.
- Manufactured homes must be elevated and anchored to resist flotation, collapse, and lateral movement.

Recreational Vehicles – recreational vehicles shall either:

- Be on site for fewer than 180 consecutive days
- Be fully licensed and ready for highway use
- Be elevated on permanent foundation so that the chassis is elevated to above the base flood elevation
- Be securely anchored to a foundation system to resist the flotation.

Regulatory Floodways

For more information please see [Section 110-105. - Floodways](#)

- Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway, unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachments shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

For Coastal High Hazard Area

For more information please see [Section 110-106. - Standards for Coastal High Hazard Area](#)

- All new construction and substantial improvement shall be elevated on pilings and columns.
- The bottom of the Lowest Horizontal Structural member of the lowest floor is elevated 24 inches above the base flood level.
- New construction and substantial improvements have space below the lowest floor either free of obstruction or constructed with non-supporting open wood latticework or insect screening.
- Breakaway walls are prohibited within coastal high hazard area.
- Use of fill for structural support of buildings is prohibited.

Elevation Certificate- Elevation certificate is required

An original signed and sealed current FEMA Elevation Certificate is required for 3 stages in most cases:

Stage 1: At the time of permit, please submit "Construction Drawing" Elevation Certificate.

Stage 2: After the foundation slab or first floor, please submit "Building Under Construction" Elevation Certificate.

Stage 3: At final project completion, please submit "Finished Construction" Elevation Certificate.

Please note that this is only brief information regarding floodplain review. For complete floodplain requirements please visit the City of Baytown's Ordinance website.

https://library.municode.com/tx/baytown/codes/code_of_ordinances?nodeId=SPBLADECO_CH_110FL