

Fact Sheet
Nonstructural Measures
(Building Retrofit)

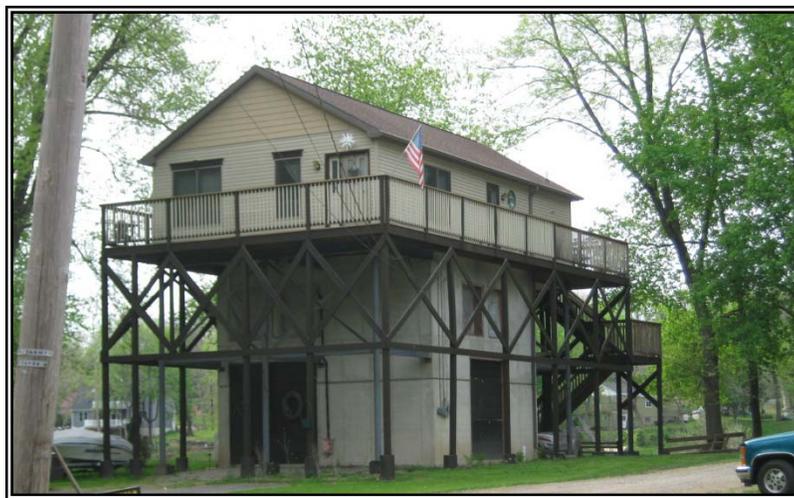
Option: Structure Elevation

Description: Raising height of finished floor of building above flood levels

Example(s): Elevation projects in Byram (in Kingwood Township, NJ), with homes elevated on extended foundation walls above base flood elevation. (Elevated house in Harmony Township, NJ shown below).

Benefits: Reduced vulnerability to damage from flooding impact; does not require significant additional lot space, thus well-suited for use in densely developed areas. Can be highly effective in frequently flooded areas, e.g., 10% ACE (10-year) floodplain. Technique maintains community cohesion.

Challenges: Structural constraints; may increase susceptibility to wind and debris damage during storms and flooding. Potential for negative visual effects, especially if widely implemented in a given area. Building remains vulnerable to erosion hazard. Occupants may eventually convert lower levels to living space; thus, post-project monitoring and enforcement required to prevent. May conflict with existing local zoning codes and height restrictions.



Elevated house on riverfront

