

Short List of Techniques for Lowering Flood Risk to Buildings

1) Relocating the Building. This technique requires physically moving the building out of the floodplain and buying the land.



2) Elevating the Building. This involves moving the structure up and increasing the elevation of the floor. This can be done using fill, although many buildings may also be elevated with extended concrete walls or columns, piers and piles. Buildings that are slab-on-grade would be handled differently than walk-out basements (see below).

3) Fill Basement with Main Floor Addition. When the building is above the floodwater, filling in an existing basement is another approach. An addition may be made to the building on the higher side of the building.

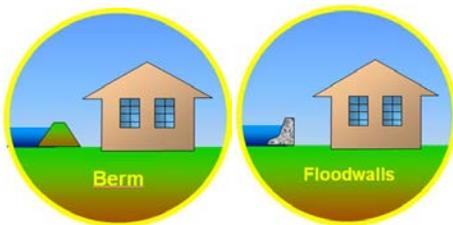




4) Wet or Dry Flood Proofing the Building.

These two techniques involve water proofing. For Wet Flood Proofing, the approach allows water in the interior, but this requires walls and structural features that can handle being wet. Dry flood proofing establishes a water proof barrier that is added to the wall. Several other details must accompany these approaches.

5) Flood Warning. Using weather radar, stream gages, or rainfall measurement, this technique establishes advanced warning of a flood, which allows property owners to take action to reduce flood damages or prevent loss of life.



6) Berms or Flood Walls around Single Buildings.

This technique surrounds a building with earthen fill or a concrete or stone wall. Additional details are needed to make this technique work, such as meeting the current design standards.

7) Buyout. This approach involves selling the property to the city and devoting the land to open space usage, such as a park or stream setback. Depending on federal programs, this could have advantages and disadvantages that depending on how this is planned.

