

## EXHIBIT A

### 152.04 DEFINITIONS

#### The following definitions shall be added:

**COASTAL A ZONE.** An area subject to inundation by at least the 1-percent-annual-chance flood event as determined by detailed methods, and where wave action is expected with wave heights between 1.5 and 3.0 feet. Coastal A Zones are landward of the VE Zone up to the Limit of Moderate Wave Action (LiMWA) line.

**LIMIT OF MODERATE WAVE ACTION (LiMWA).** The line shown on Flood Insurance Rate Maps to indicate the inland limit of the area expected to receive 1.5-foot or greater breaking waves during a 1-percent-annual-chance flood event.

#### The following definitions shall be repealed and replaced as follows:

**DESIGN FLOOD ELEVATION.** The elevation of the Base Flood plus two feet at any given location in Areas of Special Flood Hazard.

**CRAWL SPACE BUILDING.** A non-basement building built to have the bottom of the lowest floor system elevated less than four feet above the average ground level by means of the foundation system.

**ELEVATED BUILDING.** A non-basement building built to have the bottom of the lowest floor system elevated four feet or more above the average ground level by means of the foundation system.

**SUBSTANTIAL IMPROVEMENT.** Any combination of repairs, reconstruction, rehabilitation, addition or other improvement to a structure taking place during a period of five years, the cumulative cost of which equals or exceeds 50% of the fair market value of the structure, either before the “start of construction” of the improvement, or if the structure has been damaged or is being restored, before the damage occurred. This term includes structures that have incurred “repetitive loss” or “substantial damage”, regardless of the actual work performed. Where more than one improvement is made over a five-year period, the percentage value (that is, the value of the improvement expressed as a percentage of the value of the structure immediately before the improvement) of the most recent improvement shall be added to the percentage value of all other improvements made within five years of the current improvement. If the cumulative percentage during the five-year period equals or exceeds a total of 50%, then it shall be classified as a **SUBSTANTIAL IMPROVEMENT**.

152.05 LANDS TO WHICH REGULATION APPLIES.

**Subsection (A)(1) to be repealed and replaced as follows. All remaining provisions of section 152.05 to remain.**

(A)(1) This chapter shall apply to all areas of special flood hazard within the jurisdiction of the Town as identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study for Charleston County, South Carolina and Incorporated Areas, dated January 29, 2021, with accompanying maps and other supporting data that are hereby adopted by reference and declared to be a part of this chapter.

152.11 PARTIAL INVALIDITY AND SEVERABILITY

**Section 152.11 to be added as follows:**

If any part of this chapter is declared invalid, the remainder of the chapter shall not be affected and shall remain in force.

152.22 RESIDENTIAL AND NONRESIDENTIAL CONSTRUCTION

**Subsection (E) to be repealed and replaced as follows. All remaining provisions of subsection (E), specifically subsections (1) through (5) shall remain:**

(E) Residential accessory buildings. New construction or substantial improvements to residential accessory buildings that contain habitable space shall meet the requirements of new construction as contained in this chapter. Residential accessory buildings that do not contain habitable space and do not exceed 600 square feet may be exempted from the elevation requirements in AE Zones only, provided the following conditions are met:

**Subsection (D)(1) through (4) to be repealed and replaced as follows:**

(D) *Buildings constructed on fill material.* A residential or nonresidential building may be constructed on fill material in accordance with the following:

- (1) Fill must consist of soil and rock materials only. A registered professional geotechnical engineer may authorize the use of dredged material as fill only upon certification of suitability.
- (2) Fill may not be placed in tidal or non-tidal wetlands without the required State and Federal permits.
- (3) The fill shall be designed, installed, and tested in accordance with the requirements of the Town adopted and State mandated building codes, and the extension and slope of the fill beyond the foundation of the building shall be designed to minimize the potential for erosion and scour.
- (4) The fill shall not adversely affect the flow of surface drainage from or onto neighboring properties.

## 152.23 ELEVATED AND CRAWL SPACE BUILDINGS

### **Subsection (B) to be repealed and replaced as follows.**

(B) For elevated buildings, enclosed areas below the design flood elevation shall not exceed 299 square feet cumulatively. The enclosed areas cannot be temperature controlled.

### **Subsection (C)(1) through (4) to be repealed and replaced as follows:**

(C) Elevated building shall be supported by piers, piles or other open foundation systems. Non-load-bearing panels may be installed around the perimeter of the foundation area between the structural supports. These panels shall not be considered enclosure walls for the purposes of division (B) above, provided they meet the following conditions:

- (1) Each panel section installed between structural supports shall be constructed with permanent openings, and the net area of these openings shall not be less than 40% of the total area of the opening in which the panel is installed;
- (2) Each panel section must have openings within one foot of grade to allow for the entry and exit of floodwaters as per division (A) above;
- (3) The area within the foundation perimeter shall not be divided or partitioned in any manner, except as allowed in division (B) above;
- (4) Access to the enclosed area(s) allowed in division (B) above shall be the minimum necessary to allow for parking of vehicles (garage door), or limited storage (standard exterior door), or entry to the living area (stairway or elevator).

### **Subsection (D) to be repealed and replaced as follows:**

(D) A Nonconversion Agreement, as supplied by the Town Building Inspection Division, is required to be executed for all new and substantially improved elevated buildings where the ground floor is below the design flood elevation. The Nonconversion Agreement shall be registered with the Charleston County Register of Deeds (ROD) Office, and a recorded copy must be returned to the Building Inspection Division Office prior to the issuance of a Certificate of Occupancy.

## 152.26 COASTAL HIGH HAZARD AREAS (VE ZONES)

**The title and initial paragraph shall be repealed and replaced as follows. Subsections (A) through (N) shall remain:**

152.56 COASTAL HIGH HAZARD AREAS (VE ZONES) AND COASTAL A ZONES

Located within the Areas of Special Flood Hazard established in Section 152.06 are areas designated as Coastal High Hazard Areas and Coastal A Zones. These areas have special flood hazards associated with wave wash; therefore, the following provisions apply:

## 152.28 STANDARDS FOR AREAS OF SHALLOW FLOODING (AO ZONES)

### **Section 152.28 to be added as follows:**

Located within the areas of special flood hazard established in Section 152.05 (A) (1) are areas designated as shallow flooding. The following provisions shall apply within such areas:

- (A) All new construction and substantial improvements of residential structures shall have the lowest floor elevated to at least as high as the depth number specified on the Flood Insurance Rate Map, in feet, above the highest adjacent grade. If no depth number is specified, the lowest floor shall be elevated at least three (3) feet above the highest adjacent grade.
- (B) All new construction and substantial improvements of non-residential structures shall:
  - (1) Have the lowest floor elevated to at least as high as the depth number specified on the Flood Insurance Rate Map, in feet, above the highest adjacent grade. If no depth number is specified, the lowest floor shall be elevated at least three (3) feet above the highest adjacent grade; or,
  - (2) Be completely flood-proofed together with attendant utility and sanitary facilities to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capacity of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required as stated in Section 152.51 (I).
- (C) All structures on slopes must have drainage paths around them to guide water away from the structures.