

REQUIREMENTS FOR ELEVATING FLOODPLAIN STRUCTURES IN MARYLAND

TIDAL

Interior Renovation

Addition, No Structural
Alteration of Existing
Structure

Addition plus Alteration
of Existing Structure

RESIDENTIAL			
Substantial	elevate structure	elevate addition	elevate structure and addition
Non-substantial	See below	See below	See below

NON-RESIDENTIAL			
Substantial	elevate or floodproof structure	elevate or floodproof addition	elevate or floodproof structure and addition
Non-substantial	See below	See below	See below

NONTIDAL (RIVERINE)

RESIDENTIAL			
Substantial	elevate structure	elevate addition	elevate structure and addition
Non-substantial	See below	elevate addition	elevate addition

NON-RESIDENTIAL			
Substantial	elevate structure	elevate addition	elevate structure and addition
Non-substantial	See below	elevate addition	elevate addition

Substantial improvement is 50% or more than the market value of the existing structure before the improvement is made. Land value is not included.

Non-substantial improvements must be constructed to minimize damage during flooding or shall be elevated to the greatest extent possible. New additions can be elevated. If elevation is not reasonable (renovation or very small additions), flood venting should be addressed and all new utilities and electrical work elevated. Flood resistant construction and materials should be used in areas subject to flooding. The extent of compliance should be proportional to the extent of the improvement.