



News Release



For Immediate Release

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Regulations Regarding Storm-Damaged Properties

FAYETTEVILLE, N.C. – The City of Fayetteville and Cumberland County remind owners of properties damaged by Hurricane Matthew about permitting requirements and that severely damaged structures that are nonconforming may have limitations on the work that can be done.

Properties in the 100-Year Floodplain have both local and federal rules that govern how recovery reconstruction can take place. Nonconforming structures damaged up to or more than 50 percent of their assessed value must be brought in conformity with local regulations and with federal floodplain management standards.

Nonconforming structures damaged less than 50 percent of their assessed value can be repaired provided no additional nonconformities are created.

There are a number of ways in which you can tell if you are subject to these rules.

- If your mortgage requires federal flood insurance, you are almost certainly in the 100-Year Floodplain.
- City and County web pages include maps that illustrate the location of the 100-Year Floodplain. Residents can see a floodplain map on the County's website at http://www.co.cumberland.nc.us/is_technology/gis.aspx.
- FEMA teams are coming to town to assist property owners in the floodplain with technical and financial resources.
- City and County staff can be consulted as to which properties are in the regulated floodplain.

Some practical advice and tips:

- Make sure your contractor(s) obtain permits where required.
- Do not hire contractors to repair your residence or business until you have checked with the appropriate jurisdiction regarding repair or reconstruction of nonconforming structures.
- Even if your property is not in the 100-Year Floodplain, private flood insurance may be something you should consider.
- If your property was flooded, you should consider elevating your heating and cooling equipment, hot water heater, and major appliances above the level of flooding.

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County Planning and Inspections staff conducted an initial damage assessment survey to determine the areas hardest hit by hurricane damage. Planning staff anticipate most structures will not exceed the 50 percent threshold for substantially damaged properties in terms of floodplain management and nonconforming zoning, according to Cecil Combs, deputy planning director.

Planning and Inspections staff will look at all storm-damaged properties before any permits are issued in order to assess damages and ascertain the scope of construction that needs to be undertaken. Due to the number of damaged properties, Planning and Inspections staff ask property owners to be patient.

“We need to be diligent and prudent concerning the enforcement of these regulations, but also bear in mind citizens’ needs and how we can help them navigate through, at times, a myriad of steps needed to ensure a safe recovery,” Combs said.

For the County, Flood Plain Management questions should be directed to Engineering Technician Wayne Dudley at 910-678-7613 or email wdudley@co.cumberland.nc.us; and permitting questions should be directed to County Code Enforcement Coordinator Scott Walters at 910-321-6654 or email swalters@co.cumberland.nc.us.

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