

At Existing Grade (Non-Residential only)

1. No service equipment below the Flood Protection Elevation (FPE).
2. All structural components below the FPE must be flood-resistant.
3. The garage or shed must have at least one permanent opening on two walls no more than one foot above grade with one square inch of opening for every square foot of floor area.
4. All flammable or toxic materials must be kept above the FPE.



Structural Dry-Floodproofing

1. Please contact the Building Dept. if pursuing this method.
2. Structure must be certified by an engineer that it meets requirements

*This pamphlet is intended to convey general points regarding construction of buildings in the floodplain. Each construction project is site specific and will be subject to additional requirements too lengthy to include in this pamphlet. In all cases, please contact the **Department of Environmental Services and Land Use Department (815)434-8666** to obtain the proper information needed to ensure compliance with all local, state, and federal floodplain requirements.*

Floodplain Construction Methods



An informational Pamphlet Describing Floodplain Construction Techniques For LaSalle County, Illinois

LaSalle County Environmental Services and Land Use
119 West Madison Street-Room 107
Ottawa, Illinois 61350
(p) 815-434-8666 www.lasallecounty.org

5 Basic Methods of Floodplain Compliant Construction

1. Elevated on Stilts, Piles, Walls or Other “Open” Foundations
2. Elevate on Fill
3. Elevate on Crawlspace
4. At Existing Grade (*Non-Residential Only*)
5. Structurally Dry-Floodproofing

***Construction within floodplains generally requires permits from local jurisdictions, and may also require permits from State and Federal Agencies.

TERMS:

BFE - Base Flood Elevation. The height to which flood waters will rise.

FPE - Flood Protection Elevation. The height to which all floors, utilities, etc. must be raised to. The FPE in LaSalle County is 2ft above the BFE.

Elevated on Stilts, Piles, Walls or Other “Open” Foundations

1. No service equipment below the FPE.
2. The lowest floor shall be 2' above the BFE.
3. The finished exterior grade shall be the same as the finished interior grade.
4. All structural components below the FPE must be flood-resistant.
5. Water and sewer lines, electrical and telephone lines, sump pumps and other service facilities below the FPE must be waterproofed.
6. The area below the FPE can only be used for parking, storage and building access. It can't be modified later into habitable space.



Elevate on Fill

1. The lowest floor shall be at the FPE.
2. Fill shall be compacted in 6" layers.
3. Fill must extend 10' beyond foundation before sloping down.
4. Fill must be protected against erosion by riprap or grass.
5. The placement of the fill can not adversely affect surface drainage from or onto neighboring properties.
6. Compensatory storage is required and must be verified by an engineer at a 1 to 1.5 volume ratio



Elevate on Crawlspace

1. The crawlspace must have openings that allow automatic entry and exit of flood waters. The openings can not be more than 1' above exterior grade.
2. Interior height of a crawlspace can be no more than 2' below the lowest adjacent exterior grade. The total height of crawlspace can not exceed 4'.
3. An adequate drainage system must be installed to remove floodwaters from inside the crawlspace in a timely manner.
4. All structural components below the FPE must be flood-resistant.
5. No service equipment is allowed below the FPE.

