



Home Repairs After Flood Damage

Do It Right – So You Don't Do It Twice.

After flood damage to structures, it is both good practice and a requirement to replace flood damaged materials with flood-resistant materials. Replaced utilities must be elevated. Replaced materials must be safe from flood damage.

This simple reference sheet is based on information from FEMA. For more detailed guidance, review FEMA's [Technical Bulletin 2](#) titled *Flood Damage Resistant Materials Requirements for Buildings Located in Special Flood Hazard Area in Accordance with the National Flood Insurance Program*.

What are flood resistant materials?

Flood-resistant materials include any building products that can withstand direct and prolonged contact with floodwaters without taking major damage.

Commonly available flood-resistant materials include:

Flooring Materials

- ▶ Concrete; pre-cast, cast in place, tile
- ▶ Cement/latex, ceramic
- ▶ Marine grade or preservative treated (ACQ/C-A) plywood
- ▶ Standard 2x4s and other decay resistant materials
 - Examples: hemlock, cedar, and black locust

Wall and Ceiling Materials

- ▶ Brick, metal, concrete, slate, stone, ceramic tile, clay tile
- ▶ Cement board, fiberglass mat wall board (*not* greenboard)
- ▶ Marine grade or preservative treated (ACQ/C-A) plywood
- ▶ Standard 2x4s and other decay resistant materials
- ▶ Spray-foam closed-cell insulation instead of fiberglass, mineral wool or other blown/bat insulation

Utilities

- ▶ Elevate utilities (such as furnaces, heating systems, or electrical systems) to at least 2' above the Base Flood Elevation (BFE)



Where should flood resistant materials be installed?

The Agency of Natural Resources (ANR) recommends installing flood-resistant materials and utilities at least 2' above the BFE. Local regulations may vary; please contact the local zoning administrator for more information.

What else do I need to know before getting started?

By elevating utilities and using flood-resistant materials, those who might need a local floodplain permit will not have to replace or relocate their utilities. If you need to do temporary emergency repairs or clean up for safety, you do not need a permit. If you need to make any permanent repairs for a home in the FEMA floodplain, you must make sure they meet standards to avoid future flood damage. Permanent work must be approved by the Town. Visit bit.ly/fematb2 for more information.

Visit <https://anr.vermont.gov/flood> for more flood recovery resources.

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