

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Richard Jackson *RAJ* 7-3-2024
Director, DOEE

DATE: June 20, 2024

SUBJECT: Floodplain Comments for BZA 20769 – 4533 Douglas St. NE

DOEE's Regulatory Review Division conducted a preliminary review of the proposed design for 4533 Douglas St. NE. A more thorough review will be conducted at the time of building permit application, and the results may differ from the preliminary analysis below.

Address: 4533 Douglas St NE
Zone AE
Design Flood Elevation = 18ft NAVD88

This project is located in the Special Flood Hazard Area (SFHA) and is therefore subject to the D.C. Flood Hazard Rules. Residential buildings in the SFHA have the following requirements:

1. Elevate the lowest floor and mechanical equipment at or above the Design Flood Elevation (18 ft NAVD88).
2. Any enclosed space below the lowest flood must meet design standards for flood vents.

Residential buildings in the SFHA must submit the following in their permit application:

1. A site plan showing the one hundred (100)-year floodplain boundaries and base flood elevations for the property
2. A cross section of the structure for all sides. Each side should show the grade, design flood elevation, design flood elevation and flood openings with distance from grade. State the use of any enclosed space on each cross section (e.g. building access, storage, or parking).
3. Elevation Certificate (FEMA Form 81-31 or its latest available version from www.fema.gov) to confirm flood and elevation data. It must be signed and stamped by a licensed surveyor or engineer. Three elevation certificates will be required over the course of this project:
 1. Pre-construction, based on architectural drawings and current site information. This must be submitted in the permitting stage.
 2. Upon placement of the lowest floor and prior to further vertical construction.
 3. Prior to the final inspection or prior to the issuance of a conditional certificate of occupancy for core and shell, whichever is earlier.

Based on the preliminary drawings received with the BZA Application #20769, the elevation and flood opening requirements have been met. The lowest floor will be at 24 ft NAVD88, which is 6 ft higher than the required elevation. Flood vents will be installed in the crawlspace underneath the lowest floor.

The preliminary drawings meet the requirements for site plans and cross sections. In order to fully approve the permit set for floodplain requirements, a pre-construction [Elevation Certificate](#) must be provided with the drawings.