

Flood Hazard: Check Before You Buy

Most everyone knows that coastal properties are subject to flooding and wind damage from hurricanes. There are maps that show areas predicted to flood. To find out more about flood-prone area maps, businesses owners and residences within the City of Savannah limits should check with the City of Savannah Development Services by calling 912-651-6530 or via email at tmcdonald@savannahga.gov. If the property is located within a local municipality and need a new elevation certificate or other information, please refer to the Surveyor List which accompanied the brochure.

However, flooding and other surface drainage problems can occur well away from the coast. If you're looking at a property, it's a good idea to check out the possible flood hazard before you buy. Here's why:

- The force of moving water or waves can destroy a building.
- Slow-moving floodwaters can knock people off their feet or float a car.
- Even standing water can float a building, collapse basement walls, or buckle a concrete floor.
- Water-soaked contents, such as carpeting, clothing, upholstered furniture, and mattresses, may have to be thrown away after a flood.
- Some items, such as photographs and heirlooms, may never be restored to their original condition.
- Floodwaters are not clean: floods carry mud, farm chemicals, road oil, and other noxious substances that cause health hazards.
- Flooded buildings breed mold and other problems if they are not repaired quickly and properly.
- The impact of a flood—cleaning up, making repairs, and the personal losses—can cause great stress to you, your family, and your finances.

Floodplain Regulations: City of Savannah regulates construction and development in the floodplain to ensure that buildings will be protected from flood damage. Filling and similar projects are prohibited in certain areas. Houses substantially damaged by fire, flood, or any other cause must be elevated to or above the regulatory flood level when they are repaired. More information can be obtained on this and other building requirements by contacting Mr. Tom McDonald, City Floodplain Administrator at (912) 651-6530 or via email tmcdonald@savannahga.gov.

Check for a Flood Hazard: Before you commit yourself to buying property, do the following:

- Ask the City Floodplain Administrator at (912) 651-6530 if the property is in a floodplain; if it has ever been flooded; what the flood depth, velocity, and warning time are; if it is subject to any other hazards; and what building or zoning regulations are in effect.
- Ask the real estate agent if the property is in a floodplain, if it has ever been flooded, and if it is subject to any other hazards, such as sewer backup or subsidence.
- Ask the seller and the neighbors if the property is in a floodplain, how long they have lived there, if the property has ever been flooded, and if it is subject to any other hazards.

Flood Protection: A building can be protected from most flood hazards, sometimes at a relatively low cost. New buildings and additions can be elevated above flood levels. Existing buildings can be protected from shallow floodwaters by regrading, berms, or floodwalls. There are other retrofitting techniques that can protect a building from surface or subsurface water. Contact the Floodplain Administrator at (912) 651-6530 or visit www.fema.gov and search for "FEMA P-312, Homeowner's Guide to Retrofitting."

Flood Insurance: Homeowners insurance usually does not include coverage for a flood. One of the best protection measures for a building with a flood problem is a flood insurance policy under the National Flood Insurance Program, which can be purchased through any licensed property insurance agent. If the building is located in a floodplain, flood insurance will be required by most federally backed mortgage lenders. Ask an insurance agent how much a flood insurance policy would cost. For a local agent contact the Floodplain Administrator at (912) 651-6530 or visit <https://www.floodsmart.gov>/search for "agent locator."

CHATHAM COUNTY (1 *)

Michael Blakely, CFM
 Floodplain Administrator/CRS Program Manager
 124 Bull Street, Room 430
 Savannah, GA 31401
 Office: 912-652-7814
 Fax: 912-652-7818
mblakely@chathamcounty.org
www.chathamcounty.org

CITY OF SAVANNAH (2 *)

Tom McDonald, CFM
 Permitting/Floodplain Manager
 5515 Abercorn Street
 Savannah, GA 31405
 Office: 912-651-6530 ext. 1895
 Fax: 912-651-6543
tmcdonald@savannahga.gov
www.savannahga.gov

TOWN OF THUNDERBOLT (3 *)

Caroline Hankins
 Town Administrator
 2821 River Drive
 Thunderbolt, GA 31404
 Office: 912-629-4650
 Fax: 912-354-2038
chankins@thunderboltga.org
www.ThunderboltGA.org

CITY OF TYBEE ISLAND (4 *)

George Shaw, CFM
 Planning & Zoning Department
 PO Box 2749
 Tybee Island, GA 31328
 Office: 912-472-5033 or 912-472-5030
 Fax: 912-786-9539
gshaw@cityoftybee.org
www.cityoftybee.org

CITY OF POOLER (5 *)

Kimberly Classen, CFM
 Zoning Administrator/CRS Coordinator
 100 Highway 80 SW
 Pooler, GA 31322
 Office: 912-748-7261
kclassen@pooler-ga.GOV

CITY OF GARDEN CITY (6 *)

Ron Alexander, MCP, CBO, CFM
 Building Safety Director, Garden City
 100 Central Avenue
 Garden City, GA 31405
 Office: 912-966-7777
ralexander@gardencity-ga.gov

CITY OF PORT WENTWORTH (7 *)

Brian Harvey, CFM
 Development Services
 305 S Coastal Hwy
 Port Wentworth, GA 31407
 Office: 912-964-4379
 Fax: 912-966-7429
bharvey@cityofportwentworth.com

CITY OF BLOOMINGDALE (8 *)

Diane Proudfoot
 Zoning Administrator/CRS Coordinator
 City of Bloomingdale
 P.O. Box 216
 Bloomingdale, GA. 31302
 Office: 912-748-0970
 Fax: 912-748-1005
dproudfoot@bloomingdale-ga.com

TOWN OF VERNONBURG (9)*

Jimmy Hungerpiller
 Mayor
 Town Of Vernonburg
 Office: 912- 790 7660
jrhunger@hungerpiller.com

Surrounding Jurisdictions**Bryan County**

Cynthia Hall
 CRS Coordinator
 Bryan County Planning and Zoning
 Office: 912-756-3177
chall@bryan-county.org

EFFINGHAM CO.

Brian Adlerstein
 Engineer
 601 N. Laurel Street,
 Springfield, GA 31329
 (912) 754-8063
badlerstein@effinghamcounty.org

City of Rincon

Travis Grubbs, CFM
 Building and Zoning Inspector
 Floodplain Manager
 912-826-5996 | 912-210-6227
tgrubbs@cityofrincon.com

SAVANNAH

savannahga.gov



Development
 Services
 Department

FLOODPLAIN MANAGEMENT

5515 Abercorn Street, Savannah, GA 31405
 Office: (912) 651-6530 Fax: (912) 651-6543
 T.D.D.: 912.651.6702

STATE OF GEORGIA

Haydn Blaize
 Georgia Department of Natural Resources, EPD
 Watershed Protection Branch/NonPoint Source Program
 2 Martin Luther King Jr. Dr., Suite 1152 E,
 Atlanta, GA 30334
 Office: 404-463-1511
 Fax: 404-463-4935
Haydn.blaize@dnr.ga.gov

FEDERAL

Dorothy "Rose" Douglas
 US Department of Homeland Security
 3003 Chamblee Tucker Road
 Atlanta, GA 30341
 Office: 770-220-5457
 Fax: 770-220-5440
Dorothy.Douglas@fema.dhs.gov

NFIP Flood Insurance Advocate:

www.fema.gov/national-flood-insurance-program-flood-insurance-advocate

LOCAL INSURANCE ADVOCATE

Walter Corish
 Corish & Company
 Office: 912-354-2424

LOCAL INSURANCE ADVOCATE

Jeff Brady, ANFI
 AllState
 Office: 912-356-3815

Elevation Certificates:

Check before you write that check: The City and County have thousands of Elevation Certificates (EC) on file. Visit the City's Flood Protection Page at www.savannahga.gov or Chatham Co www.chathamcounty.org and click "Flood Protection."

SURVEYORS FOR EC's within City of Savannah & Chatham County area

Check on line and the yellow pages for additional surveyors.

Bert Barrett	912-897-0661
Brewer Land Surveying	912-856-2205
Coleman Company Inc.	912-200-3041
Dale Yawn	912-897-6307
David Brunson	912-756-2211
Eason Land Surveying	912-739-7143
EMC	912-232-6533
Jim Gardner	912-661-0479
John O. Parker	912-237-2994
Kern & Company	912-354-8400
Michael Hussey	912-748-2147
Michael Williams	912-961-4535
Mike Ferreira	912-354-4145
Thomas & Hutton	912-234-5300
Vince Helmly	912-925-3523

RELATED WEB LINKS

www.thempc.org	www.sagis.org
www.fema.gov	www.georgiaDFIRM.com
www.chathamemergency.org	www.gadnr.org
www.gema.state.ga.us	www.gafloods.org
www.floods.org	www.mass.gov/czm/stormsmart/
www.gachd.org	www.noaa.gov
www.crd.dnr.state.ga.us	www.gaepd.org
www.MPCNaturalResources.org	www.sas.usace.army.mil
www.caes.uga.edu/extension/chatham	

NO ADVERSE IMPACT

www.gafloods.org and www.nhma.info and www.floods.org

(*) Jurisdiction's Property Identification Numbers (PIN). Contact this person if your "PIN" begins with this number