
Table of Contents

Chapter 1

About This Guide	1
Who This Guide Is For	1
How This Guide Can Help You	1
How To Use This Guide	2

Chapter 2

Introduction to Retrofitting	5
Introduction	5
What Is “Retrofitting”?	8
Types of Flooding	8
How Flooding Can Damage Your House	11
Depth/Elevation of Flooding	11
Flow Velocity	13
Flood Frequency	15
Rate of Rise and Rate of Fall	16
Duration	17
Debris Impact	18
Other Hazards	18
Federal, State, and Local Regulations	20
Financial Assistance for Retrofitting	22
Federal Programs	22
Non-Federal Help	26

Chapter 3

An Overview of the Retrofitting Methods	27
Introduction	27
Cautions	28
Substantial Damage/Substantial Improvement	28
Flood Protection Elevation and Risk	29
Freeboard	31
Human Intervention	32

CONTENTS

Other Considerations	33
Construction Terminology	34
Construction Type	35
Foundation Type	36
Retrofitting Methods and Costs	37
Elevation	37
Wet Floodproofing	46
Relocation	50
Dry Floodproofing	53
Levees and Floodwalls	57
Demolition	62
Summary	63

Chapter 4

Deciding Which Method Is Right for Your House	65
Introduction	65
Making Your Decision	66
Step 1 – Determine the Hazards to Your House	66
Step 2 – Inspect Your House	68
Step 3 – Check with Your Local Officials	71
Step 4 – Consult a Design Professional and Contractor	73
Retrofitting Checklist	76
Decision Making Matrixes	83

Chapter 5

Elevating Your House	87
Introduction	87
Considerations	88
Amount of Elevation	88
Existing Foundation	89
Hazards	90
Access	90
House Size, Design, and Shape	91
Service Equipment	91

The Elevation Techniques 92
 Elevating on Extended Foundation Walls 92
 Alternative Elevation Techniques for Masonry Houses on
 Slab-On-Grade Foundations 100
 Elevating on an Open Foundation 104

Chapter 6

Wet Floodproofing 109
 Introduction 109
 Considerations 110
 Flood Protection Elevation 110
 Hazards 111
 Post-Flood Cleanup 111
 Modifications Required for Wet Floodproofing 111
 Installing Openings 111
 Using Flood-Resistant Materials 114
 Protecting Service Equipment 114

Chapter 7

Other Methods 115
 Introduction 115
 Relocation 115
 Dry Floodproofing 122
 Levees and Floodwalls 131
 Demolition 139

Chapter 8

Protecting Service Equipment 143
 Introduction 143
 Methods of Protection 144
 Elevation 144
 Relocation 146
 Protection in Place 146
 Anchors and Tiedowns 147
 Backflow Valves 148

Appendixes

Appendix A

Bibliography and Sources of Information 151

Appendix B

Glossary 155

Appendix C

FEMA Offices 163

Appendix D

NFIP State Coordinating Agencies 165

Appendix E

State Historic Preservation Offices 171

Appendix F

Professional Organizations 177