



Town of Nags Head
Local Elevation Standard (LES)
 Guidance & FAQ's

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What is a Local Elevation Standard?

A local elevation standard or LES is a locally adopted elevation level used as the Regulatory Flood Protection Elevation (RFPE) or used in conjunction with the Base Flood Elevation (BFE) and freeboard standard to mitigate flood hazards in Shaded X and X, AE, AO, or VE flood zones as depicted on the FIRMS for Nags Head.

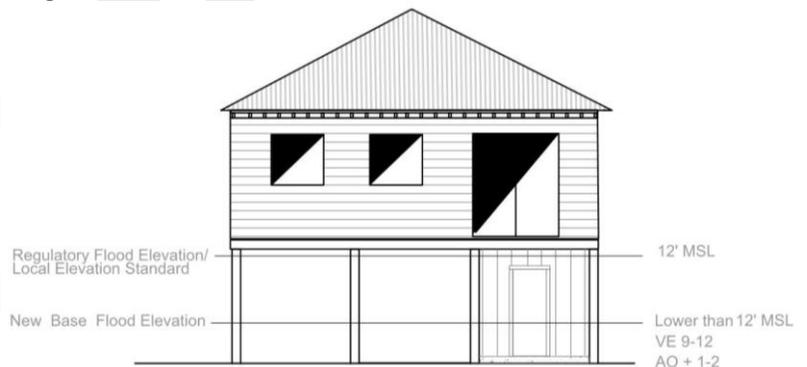
RFPE means the BFE plus the "freeboard". In special flood hazard areas (SFHA) where base flood elevations (BFE) have been determined, this elevation shall be the BFE plus one foot of freeboard or the Local Elevation Standard for those areas where base flood elevations have been determined on the FIRM.

What is the LES in Nags Head?

The LES in Nags Head as defined in the draft Flood Damage Prevention Ordinance:

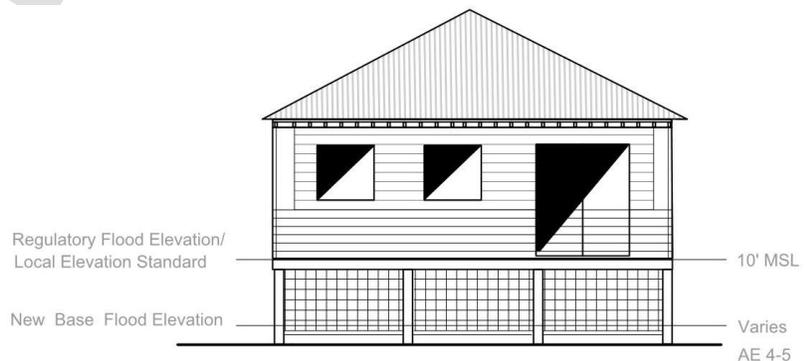
- For properties located east of NC 12 and SR 1243-

Properties located to the east of NC 12 and SR 1243 are located in an active oceanfront environment that is vulnerable to storm surge, erosion, sea level rise, and other hazards. These areas have special flood hazards associated with high velocity waters from storm surges or seismic activity and, therefore, the RFPE is 12 feet NAVD 1988.



Local Elevation Standard East of Hwy 12 and Hwy 1243

- For properties located west of NC 12, SR 1243, and the Causeway- Properties located in flood zones Shaded X, X, or AE, the RFPE is 10 feet NAVD 1988.



Local Elevation Standard West of Hwy 12

How does the LES impact new development?

New development should meet the RFPE and the regulations in Section I I.44 Provisions for Flood Hazard Reduction of the UDO.

How does the LES affect homes that are already constructed?

The local elevation standard was developed to protect human life, safety, and health and minimize damage to property due to flooding in areas known to flood but located in a Shaded X or X flood zone. The regulations in Section I I.44 Provisions for Flood Hazard Reduction of the UDO outline the standards for construction.

For all homes:

- Areas in existing structures shall not be converted for use as conditioned, temperature-controlled space unless the reference level is located to or above the RFPE.

For additions, improvements, or conversions of homes located in Shaded X or X Flood zones:

- The substantial improvement/substantial damage definitions (Appendix A) do not apply.
- Lateral additional (increase in the footprint of the conditioned, temperature-controlled space) to existing structures greater than 10% of the total floor area on the level on which the addition is located shall have the reference level elevated to or above the RFPE.
- Remodeling or renovations of existing habitable area in structures with the reference level located below the current applicable RFPE that do not increase the footprint of the structure may be authorized at the existing reference level or higher.
- Reconstruction of damaged portions of a structure may be authorized at the existing reference level or higher. However, if a structure is entirely demolished, for whatever reason, the replacement structure shall be constructed to or above the RFPE.

If I am in an Shaded X or X flood zone, do I still need flood insurance?

Floods can happen anywhere. Flood maps do not account for rainfall, elevated groundwater levels, or the naturally low topography of the Outer Banks barrier islands. Even properties located in Shaded X or X zones can flood. For more information visit OBXFloodMaps.Com.

**Did you know
that 1 in 4 flood losses
occur in low-risk
X Zones?
Floods can
happen anywhere.**