



# FEMA

## Residential Elevation Provides Peace of Mind

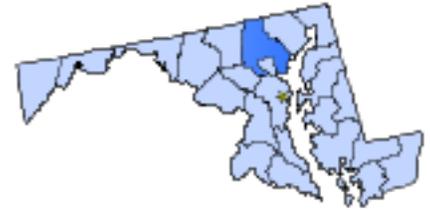
**Miller’s Island, MD** - As Hurricane Isabel traveled up the Chesapeake Bay, the Peytons sat on their deck and watched the water rise, higher and higher towards their elevated home. They invited Carol’s parents to come from their home next door to watch the storm. While they watched, the water kept rising and when it receded, her parent’s home had been inundated. “I felt very secure, being this high, but it was scary,” states Carol. “We’ve never had water on these lots until now.”

The experience of the Peyton family truly is a tale of the two houses they own, one protected and one un-protected. In 1999 they built their first home to exceed hurricane and floodplain standards, about two feet above base flood elevation (BFE). It was designed with foundation flow vents in the ground level garage with overhead doors front and back, elevated the electric panel, furnace, air conditioner and hot water heater. The washer and dryer are on the first living room floor. The second home, on the ground level, was not built to exceed any standards.

The performance of the flood protection measures was tested by the strength of Hurricane Isabel and witnessed by the homeowners. “The water came in so fast and carried so much debris, broken pier boards, peoples' decks and planking, oil tanks, we couldn’t get the front garage door open. After the storm, we had a neighbor’s deck that was about 25 feet by 18 feet setting on our front yards, with furniture, a grill and a satellite dish still on the deck. Debris was crashing into our houses and damaged our garage doors. The furniture in my parents' front porch was bobbing around like it was in a blender!” Peyton said. The elevated home sustained damage to the garage doors and debris on the property; the ground level home with its contents was a total loss.

Elevation provided the Peytons with peace of mind as well as financial comfort. The cost of rebuilding would have significantly exceeded the one time investment of compliance. Power was maintained during and after the hurricane because of the 10,000-watt gasoline fueled generator located on a side deck. There was no loss of food or other temperature sensitive items, and the Peytons believe that having lights discouraged looters. Unfortunately, the neighboring house was declared substantially damaged and will be razed. A new, elevated home is planned for the same location.

“We felt so secure that night [when Hurricane Isabel struck the Chesapeake Bay], because we were up high. I am so glad we built high. And have flood insurance. Now we will build elevated for my parents,” Peyton concluded.



Baltimore County,  
Maryland



### Quick Facts

- Sector:  
**Private**
- Cost:  
**\$30,000.00 (Estimated)**
- Primary Activity/Project:  
**Elevation, Structural**
- Primary Funding:  
**Homeowner**