

# Summary

*The benefits of elevating make it an effective means of protecting a floodprone house.*

In communities that participate in the NFIP, new, substantially improved, and substantially damaged houses must be elevated to or above the BFE. As shown by the eight house elevation projects presented in this publication, homeowners may have a choice of three techniques for elevating a slab-on-grade house to comply with local floodplain management requirements and reduce future flood damage.

Elevating provides a number of benefits:

- reduces future flood damage
- can lower flood insurance premium
- can add to the value of the house
- can increase space in the house usable for parking and storage
- can improve the appearance of the house
- helps protect contents
- helps reduce anxiety about future floods

Elevating a substantially damaged house can be expensive, but so can buying or building a comparable replacement house. The cost of elevating will depend of a number of things, including the following:

- size of the house
- type of foundation (e.g., slab-on-grade, crawlspace, basement)
- whether the house has wood-frame, masonry, or concrete walls
- the BFE, which determines the amount of elevation required.





## ELEVATING FLOODPRONE HOUSES IN SOUTH FLORIDA

Also, because the costs of labor and construction materials vary across the United States, the location of the house will affect the cost of elevating. However, regardless of these conditions, one of the best times to elevate a flood-prone house is when repair or reconstruction is necessary after a flood or other damaging event. The benefits of elevating, coupled with the desire of many homeowners to remain in their neighborhoods, makes elevating an attractive solution to flood problems.

It is important to note that masonry-wall slab-on-grade houses, such as the eight case study houses presented in this publication, are among the most difficult to elevate. In general, masonry, wood-frame, and metal-frame houses on other types of foundations, such as crawlspaces, basements, pilings, piers, or posts, are easier and less expensive to elevate. Therefore, elevating will often be the most practical means of protecting a house from flooding and complying with floodplain management requirements.