Glynn County
Flood Protection Information

Glynn County is subject to riverine and coastal flooding due to heavy storms. These potential local floods can be minimized by utilizing the following information:

FLOOD DAMAGE CONTROL
The Building Department follows Flood Damage Control guidelines specified by FEMA and GEMA and in accordance with Glynn County Zoning Ordinances. Call the Building Department at 912.554.7456 for more information on your flood risk.

GET FLOOD INSURANCE
Your homeowner’s insurance policy will not cover losses due to flooding. Glynn County participates in the National Flood Insurance Program which makes flood insurance available to everyone in the County. This is a government policy and the Federal Government writes the policy and sets the rates. For many people, their home and its contents represent their greatest investment. The cost of the policy depends on your flood zone. Renters living in a flood zone can also insure their possessions. Please note that there is a 30-day waiting period from the time a flood insurance policy is purchased to the time of its effective date. More information about flood insurance can be obtained from your insurance agent.

PROPERTY PROTECTION MEASURES
Retrofitting involves modifications to the building such as:

- Elevating it so that floodwater does not enter or reach damageable portions
- Constructing barriers between the building and floodwater
- Dry flood proofing to make the building walls and floor watertight
- Wet flood proofing to modify the structure and relocate the contents to avoid floodwater damage
- Preventing basement flooding from sewer backup or sump pump failure
- Report broken silt fences: they help keep our streams clean

Emergency measures include moving belongings upstairs and sandbagging. More information about flood proofing or retrofitting your home is available at the Glynn County Building Department website (https://glynncounty.org/195/Building-Department).

FLOODPLAIN BUILDING PERMIT REQUIREMENTS
Get a permit from the Building Department before you build on or alter your property. All development in the floodplain, not just construction of new buildings, requires a permit. Illegal development can obstruct the floodplain and create an unsafe situation.

SUBSTANTIAL IMPROVEMENT
If your home or business is located in the floodplain, the National Flood Insurance program requires that if the cost of reconstruction, rehabilitation, addition or other improvements equals or exceeds 50% of the building’s market value, the building must meet the same construction requirements of a new building. The Building Department maintains improvement information for the life of the building. It is important to call before you make any alterations to your home or business.

ELEVATION CERTIFICATES
If your home or business is in the floodplain you must provide an elevation certificate to obtain a building permit. This certificate provides the necessary information to ensure structure compliance with the County’s Flood Damage Prevention Ordinance. Glynn County retains all elevation certificates on file.

COMMUNITY RATING SYSTEM
Glynn County participates in the Community Rating System (CRS), a part of the National Flood Insurance Program (NFIP), which provides a mechanism for reducing flood insurance premiums to reflect what a community does beyond the NFIP’s minimum requirements. The CRS is a voluntary incentive program that rewards community actions that reduce flood risk through discounted flood insurance rates.
How Do I Keep Myself and My Family Safe During a Flood?

Before the flood reaches your area:

* Know if floodwaters might affect your home and property. Know your elevation above flood stage.
* Evacuate immediately, if advised to do so. Bring important documents with you.
* Move to a safe area before access is cut off.
* Do not attempt to cross flowing water.
* Monitor a NOAA Weather radio.

During the flood:

* Avoid areas subject to flooding.
* Never drive through flooded roadways.
* Do not attempt to cross flowing water.
* Do not attempt to cross flowing water.

After the flood:

* If your vehicle stalls, leave it immediately.
* Never try to walk through or allow children to play around flood water.

Flood Myth vs. Fact

Myth: A 100-year flood only occurs every 100 years.
Fact: The 100-year flood is a climactic average; there is a 1% chance that a 100-year flood will occur in any given year.

Myth: Flash floods only occur along flowing streams.
Fact: Flash floods can occur in urban areas where no streams are present.

Myth: Flash Floods occur mainly in the late afternoon and evening.
Fact: Many flash floods occur at night.

Myth: Larger vehicles, such as SUVs and pickup trucks are safe to drive through flood waters.
Fact: Two feet of water can carry away most vehicles, including SUVs and pickup trucks.

Glynn County Building Department
1725 Reynolds Street, Suite 200
Brunswick, GA 31525
912-554-7456
https://glynncounty.org/195/Building-Department