Madison County
Fact Sheet
For Rehabilitation of Historic Structures in a Floodplain

1. Structural Engineer Inspection

- ☐ Start with a comprehensive inspection by a licensed structural engineer to assess flood damage and structural integrity.
- ☐ The engineer will evaluate foundations, load-bearing walls, and other critical components for signs of damage.
- ☐ The engineer must provide Madison County Development Service with an inspection form or a letter detailing their findings, including a clear assessment of the building's structural condition and the engineer's professional stamp or seal confirming their licensed status.

3. Obtain Necessary Permits

- ☐ Floodplain Development Permit: This permit is required for any construction within a floodplain and ensures compliance with local floodplain management ordinances and NFIP requirements.
- ☐ Building Permit: Needed for structural changes, including work on roofs, walls, electrical systems, and plumbing. It must align with North Carolina building codes.
- ☐ Substantial Improvement Assessment: Submit a worksheet to determine if renovations meet the "substantial improvement" threshold.
- ☐ If the repairs are **not** considered a substantial improvement, only the repair portion needs to comply with flood protection standards.

4. Design and Planning

- ☐ Develop a repair plan that uses recommended flood-resistant materials while preserving historic features.
- ☐ Address identified vulnerabilities to prevent future flood damage.

5. Implementation

- ☐ Execute repairs according to the approved plan, ensuring adherence to structural and historic preservation standards.

6. Final Inspection and Compliance

- ☐ Schedule a final inspection with the building inspector to verify compliance with all requirements.
- ☐ Maintain documentation for future reference and insurance purposes.

For more information, contact the Madison County Development Services Department at 828-315-5003 [Temporary Number] or inspections@madisoncountync.gov

https://www.madisoncountync.gov/planning-forms.html