

Richland County Flooding Recovery

FREQUENTLY ASKED QUESTIONS

Am I allowed to fix my home? What if the County tells me it may be “substantially damaged” ?

Yes, any structure can be repaired. However, if the structure is located in a special flood hazard area a Substantial Damage Package must be completed and returned for review prior to continuing the permitting process. If the cost to repair the structure to its pre-flood condition is more than 50% of the tax assessed or pre-flood appraised value, the structure will be deemed substantially damaged. A substantially damaged structure must be brought into compliance with Richland County’s flood damage prevention regulations. The building permit application must show how compliance will be met. Although every structure and situation is different, bringing the home into compliance may include elevating the structure so that the first floor and utilities are out of the floodplain. or abandoning the lower level of the structure.

For properties located out of the special flood hazard area applicants can follow all standard building and permitting procedures. For more information for what could be required, please contact the Richland County Building Department.

How do I get an elevation certificate for my house?

Submit your name, property address, and phone number to flood@rcgov.us. If an elevation certificate is on file, a copy will be emailed back to you. If there is no elevation certificate on file, you will need to hire a surveyor to complete the elevation certificate for you.

What is the HMGP and can citizens apply?

The Hazard Mitigation Grant Program (HMGP) provides grants to States and local governments to implement long-term hazard mitigation measures such as buyouts and home elevations after a major disaster. Hazard Mitigation Grant Program (HMGP) funds may be used to fund eligible projects that will reduce or eliminate the losses from future disasters. Citizens cannot apply on their own, the County must sponsor the application.

How do I get considered for potential buyout of my flood damaged property through the Hazard Mitigation Grant Program?

Interest for potential grant funding is currently being tracked through flood@rcgov.us. Please email the owner’s name, property address, mailing address, phone number, and email address to flood@rcgov.us. You will receive confirmation of receipt, and the County will follow up with you once more information is available.

FEMA– 800-621-3362

SBA– 800-877-8339

Richland County
Building Department -
803-576-2140

Richland County
Floodplain and Mitigation
Program Request-
flood@rcgov.us

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Where do I find information regarding a FEMA claim or assistance?

Homeowners can visit the local FEMA Centers currently open until January 4, 2015 located Richland Library Southeast (7421 Garners Ferry Road) or Richland Library Eastover (608 Main St. Eastover) or by calling 1-800-621-3362.

How do I know if my property is located in a special flood hazard area (SFHA)?

Homeowners can send an email to flood@rcgov.us, provide your full address and your property will be reviewed by the Floodplain Administrator and you will be notified whether it is in or out of the floodplain.

Why can't I get my building permit today?

State law requires you to obtain permits, even on your own property, to ensure that homeowners meet minimum building standards for their own safety and for the safety of future property owners and occupants. To get a construction permit, homeowners or their contractor must complete a permit application. They are available through the building department or the contractor can submit electronically. After the completed building permit application is submitted, it must be entered into the County's tracking system, reviewed and approved by the building department and possibly the floodplain management department. If the property is located in a special flood hazard area, homeowners and contractors will need to complete additional information and submit that into the County as well. Length of review can vary between 3-5 business days. Homeowners can do their part and make the review process easier by making sure all information is 100% completed and accurate before submitting.

I'm not sure who I should call for assistance at the County?

All Richland County homeowners can call the Ombudsman's office at **962-9000** and the office will direct the homeowner's request to the most appropriate department.