



Suzanne Mantegna <smantegna@richmondvt.gov>

DRB app in FHOD Richmond

Medash, Kyle <Kyle.Medash@vermont.gov>
To: Suzanne Mantegna <smantegna@richmondvt.gov>

Fri, Sep 25, 2020 at 2:54 PM

Hi Suzanne,

Emailing to offer comments in regards to floodplain development for the property located at [46 Old Brooklyn Court](#) seeking after the fact DRB approval for a porch and mudroom addition. The elevation certificate (EC) provided indicates a BFE at the site of 310.56' and a first floor elevation of the structure at 312.83'. My understanding from the provided documentation and photos is that the mudroom and wraparound porch additions are located at the first floor elevation which is upwards of 2.0' above BFE and therefore meets the Town bylaw requirements of a minimum 1.0' above BFE. It appears the concrete footings supporting the porch are adequate to resist vertical uplift from floodwater forces and meet the requirements of being reasonably safe from flooding. There are two items to confirm with the design and forthcoming engineering plans:

1. Are there any steps associated with the wraparound porch? If there are, the footings for the steps are likely below BFE and the steps should be adequately anchored to prevent collapse or lateral movement of the steps during the occurrence of the base flood.
2. Is the mudroom also on concrete footings, slab on grade, other? (Looking for confirmation that there is not below grade enclosed space under the mudroom).

Another item that I noticed when reviewing the project materials is in regards to the flood openings. This may have been addressed in the original 2015 application and irrelevant to the porch and mudroom addition; but worth checking in on. It does appear that the flood opening design is certified by an engineer; however, it is unclear to me if they meet the regulations. The EC indicates that there are four openings but I can only see two in the photos at the walk out basement (north) side of the building (likely the 2 others are on the sides). In addition, the EC indicates that there is 715 sq ft of below grade space and only 392 sq in. of flood opening space. It appears that this would not meet the wet floodproofing requirements of 1 sq in of flood openings for every square foot of below grade space. I recommend confirming that this was addressed as part of the 2015 application. Please let me know if you have any questions or need additional assistance.

Thanks,

Kyle Medash

Regional Floodplain Manager

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