



STATE OF NORTH CAROLINA

Date of Verification: Spring 2024

The Community Rating System (CRS) provides credit to communities for certain state laws, regulations, and standards that support floodplain management within a state and have proven effective in reducing flood damage. This Verification Report is provided to explain the recommendations of Insurance Services Office, Inc. (ISO) to DHS/FEMA concerning state-based credits under the CRS within the above state.

There are two sections to this report: State-based credit, and Other potential credit.

State-based credit is awarded to communities for activities that are implemented and enforced by the state. The credit is provided to each community in the state and documentation is not needed from the community.

Other potential credit lists the CRS activities for which communities may receive CRS credit based on, or due to, state or regional programs or regulations that are implemented within the community. There is also information regarding use of a state-based model ordinance, if present in the state. The potential credits must be verified by the ISO/CRS Specialists within each community, since enforcement is done at the community (or regional) level.

The following is a summary of state-based credit and other potential credit based on the *2017 CRS Coordinator's Manual* and *2021 Addendum*:

State-Based Credit

ACTIVITY	ELEMENT	POINTS
340 (Hazard Disclosure)	ODR—other disclosure requirements	5

Activity 340 (Hazard Disclosure) Element ODR, Other Disclosure Requirements

North Carolina has a property disclosure requirement that sellers of residential real estate disclose whether the property is subject to a flood hazard or is located in a federally-designated flood hazard area. A specific form is required to be used for this purpose [Residential Property and Owners' Association Disclosure Statement \(ncrec.gov\)](http://ncrec.gov)

Citation: [21 NCAC 58 A .0114 reports.oah.state.nc.us/ncac/title 21 - occupational licensing boards and commissions/chapter 58 - real estate commission/subchapter a/21 ncac 58a .0114.html](https://reports.oah.state.nc.us/ncac/title_21_-_occupational_licensing_boards_and_commissions/chapter_58_-_real_estate_commission/subchapter_a/21_ncac_58a_0114.html)

Other Potential Credit

ISO/CRS Specialists and the community need to determine which credits may apply to an individual community. The following is a summary of activities that are potential credits:

ACTIVITY	ELEMENT
410 (Floodplain Mapping)	MAPSH-MCE–coastal erosion mapping
430 (Higher Regulatory Standards)	BC1–building codes LDP3–local drainage protection FRB–freeboard CAZ–coastal a zones CER–coastal erosion hazard regulations DL3–development limitations
450 (Stormwater Management)	SMR–stormwater management regulations ESC–erosion & sedimentation control WQ–water quality
630 (Dams)	SDS–state dam safety

Activity 410 (Floodplain Mapping) MCE, Coastal Erosion Mapping

Applicable only to coastal communities. North Carolina’s [oceanfront construction setback factors](#) are calculated using the long-term (approximately 50 years) average annual shoreline change rates for the purpose of establishing oceanfront construction Setback Factors and Ocean Erodible Areas of Environmental Concern, initially established by the Coastal Resources Commission (CRC) under the Coastal Area Management Act (CAMA) in 1979.

<https://www.deq.nc.gov/about/divisions/coastal-management/interactive-maps-data>

- [2019 Oceanfront Setback Factors & Erosion Rate Update Study \(nc.gov\)](#)
- Links to DCM’s interactive map viewer: [NC Division of Coastal Management \(arcgis.com\)](#)

Activity 430 & Potential Higher Regulatory Standards in the State’s Model Ordinance

State Model Flood Damage Prevention Ordinance

The NC Department of Public Safety, Division of Emergency Management is the State NFIP Coordinating Agency. [Managing Risks | NC DPS](#)

Floodplain Page: <https://flood.nc.gov/ncflood/ncfip.html> has a Document Center with various versions of model ordinances <https://flood.nc.gov/ncflood/documentcenter.html?type=11>

There are 2 models:

Model Ordinance non-coastal (2021): [2021 Non-Coastal NC Model Flood Damage Prevention Ordinance \(live.com\)](#)

Model Ordinance Coastal (2020 – the 2021 version says “DO NOT USE”): [DRAFT 2020 Coastal NC Model Flood Damage Prevention Ordinance DRAFT.docx \(live.com\)](#)

Optional Higher Standards listed in the models:

- Optional text for cumulative SI/SD timeframes, or a lower than 50% threshold.
- Optional text for prohibition of fill in the SFHA.
- Optional text for non-conversion agreements.
- Elevation Certificate forms recommended by state in models, but text is optional.

Activity 430 (Higher Regulatory Standards) Element BC1, Building Codes

The 2018 North Carolina State Building Code (effective 1/1/2019) is based on the 2015 International Building Code. The state has also adopted codes based on the 2015 versions of the International Plumbing Code, International Mechanical Code, and International Fuel Gas Code. IBC Appendix G is adopted. The 2018 NC State Residential Code ([adopted Dec 2017-March 2023](#)) is based on the 2015 IRC. The Residential Code is on a 6-year adoption cycle by statute; no information on a recent adoption is available online (02/2024) and NC Session Law 2023-108 indicates a Residential Code Council revision date of January 1, 2031.

Excerpt from <https://www.ncleg.gov/BillLookUp/2023/H488>:

Page 8	Session Law 2023-108	House Bill 488
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covered by the North Carolina Residential Code, from the NC–North Carolina Energy Conservation Code, NC–North Carolina Electrical Code, NC–North Carolina Fuel Gas Code, NC North Carolina Plumbing Code, and NC–North Carolina Mechanical Code only every six years, to become effective the first day of January of the following year, with at least six months between adoption and effective date. The first six-year revision by the Residential Council under this subsection shall be adopted to become effective **January 1, 2019, 2031**, and every six years thereafter. After its appointment pursuant to G.S. 143-136.1, the Residential Code Council shall review the North Carolina Energy Conservation Code, the North Carolina Fuel Gas Code, and the North Carolina Mechanical Code and may amend the relevant chapters of the North Carolina Residential Code, affected by that review, by January 1, 2026. Following the adoption of amendments to the North Carolina Residential Code affected by that review, the North Carolina Residential Code shall also be subject to the first six-year revision under this subsection. In adopting any amendment, the Building Code Council and Residential Code Council shall comply with the same procedural requirements and the same standards set forth above for adoption of the Code. The Building Code Council and Residential Code Council, through the Department of Insurance, shall publish in the North Carolina Register all appeal decisions made by the responsible Code Council and all formal opinions at least semiannually. The Building Code

North Carolina has mandatory statewide code enforcement. *Specialists will verify current codes.*

- <https://www.ncosfm.gov/codes/codes-current-and-past>
- <https://codes.iccsafe.org/codes/north-carolina>

Activity 430 (Higher Regulatory Standards) Element LDP3, Local Drainage Protection

The 2018 NC State Building Code incorporates the International Building Code requirement for fill/grading to be compacted and to slope away from buildings to provide positive drainage and minimize erosion. Provided the community can document enforcement of the positive drainage provisions, 10 points is available. *Citation: Section §1804.4.*

Activity 430 (Higher Regulatory Standards) Element FRB, Freeboard

The state's 2018 building code includes the IBC requirement that the design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas and coastal A zones, shall be in accordance with Chapter 5 of ASCE 7 and ASCE 24 which requires at least 1 foot of freeboard ([NBC.2018 Section 1612.4](#)). *Specialists will verify with each community whether machinery/utilities and ductwork are required to be elevated and/or protected, to determine credit (CRS Manual page 430-13).*

- Note the CRS Class 8 prerequisite: The community must adopt and enforce at least a 1-foot freeboard requirement (including machinery or equipment) for all new and SI/SD residential buildings in areas where BFEs have been determined. This includes the replacement of manufactured homes in pre-FIRM manufactured home parks.

Activity 430 (Higher Regulatory Standards) Element CAZ, Coastal A Zones

If all new buildings in the community's coastal A Zone must meet the requirements for buildings in V Zones and for openings in A Zones (44 CFR §60.3(e) and §60.3(c)(5)), then CAZ = 500. If only some of the V-Zone regulations are enforced in the coastal A Zone, the points are prorated. Verification: Check that the Coastal A Zone has developable land area; Credit is only available in areas with buildable lots. If the CAZ is too narrow to be developed, this section of the coast must be removed from the credited area.

Activity 430 (Higher Regulatory Standards) Element CER, Coastal Erosion Hazard Regulations

For this credit, the regulations must be based on coastal erosion mapping meeting element MCE criteria. At a minimum, the regulations must prohibit all parts of all new buildings—including attached porches and similar structures—in the 30-year erosion-prone area. Credit will be verified individually by CRS specialists and technical reviewers.

Activity 430 (Higher Regulatory Standards) Element DL3c, Development Limitations

When gas and liquid storage tanks are placed in the SFHA, protection of structures or tanks of chemical and fuel storage that is required can be eligible under DL3 for 5 points.

Verification: confirm that the community has language in their ordinance that matches the state's model ordinance language for tanks.

Activity 440 (Flood Data Maintenance) Element AMD, Additional Map Data

May be applicable if communities use the state's data. North Carolina provides the Flood Risk Information System (FRIS) website to the public – it contains digitally accessible flood hazard data, models, maps, risk assessments and reports that are database driven. This site also provides geospatial base map data, imagery, LiDAR data, along with hydraulic and hydrologic models that is available for download and use. *Verification: if community does not have readily available, CRS specialists can pull this data from state site.*

[Flood Risk Information System \(nc.gov\)](https://www.nc.gov/flood-risk-information-system)

Activity 450 (Stormwater Management)

ESC–EROSION AND SEDIMENTATION CONTROL WQ–WATER QUALITY

The NC Division of Water Resources is responsible for the NPDES Program related issuance of wastewater discharge permits in the state. The program requires all construction activities greater than 1 acre to obtain a permit.

<https://www.deq.nc.gov/about/divisions/water-resources/permitting/npdes-wastewater>

[Erosion and Sediment Control Laws and Rules | NC DEQ](#)

[Water Quality Permitting | NC DEQ](#)

Activity 630 (Dams) Element SDS, State Dam Safety

Credit available for activities of the state's dam safety program is based on the Dam Safety Program Management Tool. Credit for element SDS is limited to communities that would be affected by a flood from the failure of a high-hazard-potential dam. This must be documented with a description and a map.

- NC page (no maps): <https://www.deq.nc.gov/about/divisions/energy-mineral-and-land-resources/dam-safety>

The U.S. Army Corps of Engineers National Inventory of Dams webpage <https://nid.sec.usace.army.mil/#/> documents the dams and flood inundation maps information. [FEMA's Dam Safety](#) Office annually verifies SDS credit.