Fully enclosed areas that are usable solely for parking of vehicles, or storage and subject to flooding have the option to install flood openings in lieu of elevation.

Flood openings are intended to automatically equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters.

Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

(a) A minimum of two openings on at least two separate walls having a total net area of not less than 1 square inch for every 1 square foot of enclosed area subject to flooding shall be provided.

(b) The bottom of all openings shall be no higher than one foot above grade/floor.

(c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

*Elevation Certificates are required before and after construction to verify compliance.

*Montgomery County Floodplain Management Regulations, Article V, Section B(3)*