



**DEPARTMENT OF PUBLIC WORKS
Building and Safety Division**

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GARAGE VENTING REQUIREMENTS

Pursuant to Federal Emergency Management Agency (FEMA) regulations 44CFR, Chapter 1, Section 60.3(c)5 (10-1-90 Edition), construction of residential garages and storage areas located in flood zones A 1-30, AE, A, AH, and AO zones must comply with the following (except when the finished floor is at or above the base flood elevation or depth of flood as established by the Planning Department):

All new construction and substantial improvements, fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the 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 minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

*The bottom of all openings shall be no higher than one foot above grade.

*Only vent area openings below the BFE are counted toward the required opening space.

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