

## ***Residential Ancillary Areas & Building Systems of Mixed-Use Buildings in the Floodplain***

### *Construction Code Requirements*

#### **BACKGROUND**

The Federal Emergency Management Agency (FEMA) recently updated its guidance to clarify the National Flood Insurance Program (NFIP) regulations regarding residential ancillary areas and building systems serving residential units of mixed-use buildings. This bulletin describes how FEMA's clarifications apply to applications filed in conjunction with a new building, horizontal enlargement, or substantial improvement that are required to comply with the flood-resistant construction requirements of Appendix G of the New York City Building Code.



PHOTO SOURCE: FEMA P-2037

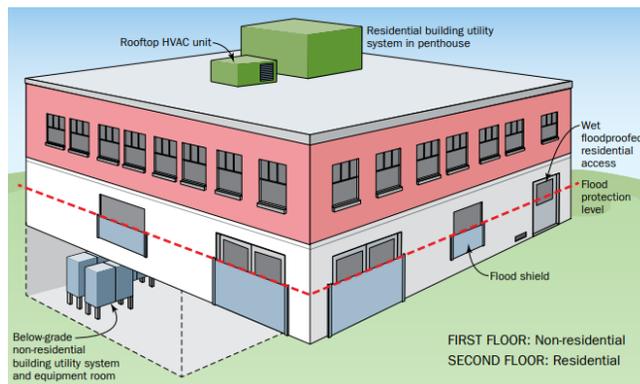


PHOTO SOURCE: FEMA TB 3

#### **HIGHLIGHTS**

##### **Residential Ancillary Areas**

- Dry floodproofing of residential structures or residential areas of mixed-use structures is not permitted.
- Ancillary areas supporting residential units are also prohibited from being located within dry floodproofed enclosures below the design flood elevation.
- Ancillary areas include lobbies, foyers, offices, mailrooms not required by USPS, meeting rooms and exercise rooms, and when supporting residential units, must be elevated above the design flood elevation.

##### **Building Systems**

- Only building utility systems and attendant equipment that serve non-residential buildings and non-residential portions of mixed-use buildings are allowed in dry floodproofed areas.
- Utilities and attendant equipment supporting residential units in mixed-use buildings are prohibited from being located within dry floodproofed enclosures below the design flood elevation.
- This requirement applies to building systems that support both commercial and residential uses in mixed-use buildings.

Read the full [Building Bulletin 2022-001](#) for more details on the requirements.

Send questions to [constructioncodes@buildings.nyc.gov](mailto:constructioncodes@buildings.nyc.gov).