



Answers from FEMA about Flood Vents and Crawl Space Openings

From the picture below there are four questions posed to FEMA:

Q1- Is it acceptable if the bottom of the air vent in this picture is above 12" from adjacent grade?

A1- * "The vent is not acceptable. The bottom of the vent shall be no more than one foot above the outside grade".

Q2- Is it acceptable that this air vent is manually closed and not permanently open?

A2- * "The vent shall not be permanently closed. Vents must be designed to allow the automatic entry and exit of flood water. It is not acceptable when human intervention is necessary to open the vent".

Q3- If the closing mechanism was disabled and the net open area measures 44sq/in can this vent be rated at 128 sq/in?

A3- * "No- if this vent was permanently open, the net open area would be a little less than half of the gross area. We think it's about 60 Sq in - measure one slit and multiply it by 12".

Q4- The large crawl space opening measures 24" x 36" or 864 sq/in. If a solid door is installed in the winter can this opening be considered as a flood vent opening?

A4- * "The large crawl space opening must be the same standard - must be designed to automatically allow the automatic entry/exit of flood water".



*Response taken from July 19th 2004 email From Mary Colvin, original is available for distribution:

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