

Flood Hazard Zones

Please remember that all development in New Castle requires a Building Permit, which is available from the City Building Department, in the Trolley Barn at 900 Wilmington Road, phone 322-9813.

By obtaining a permit you ensure that the proposed project, whether building, remodeling, filling, paving, maintenance, etc., will conform to the local building code and be properly designed to resist flood damage. This will also ensure that the lowest possible flood insurance premiums are available to you and other residents of the City.

To report any non-permitted construction in the floodplain, please contact the City Building Department at 322-9813.

Flood Warning System

New Castle residents will be advised of the danger of flooding by street announcement from police and fire department loudspeakers, and by local media, such as radio stations WJBR (FM 99.5, WILM (AM 1450), and WDEL (AM) 1150).

Substantial Improvement Requirements

As in most jurisdictions, non-conforming homes in the floodplain that are damaged by high tides and floods can be repaired up to 50% of the market value of the dwelling.

If you have any further questions or need advice on your building project, please contact the Building Official in the City Building Department at 322-9813.

For More Information

The New Castle Public Library at 5th and Delaware Streets maintains a catalogued collection of literature and maps on New Castle's flood threat, and on a variety of ways that individual property owners can mitigate the threat.



City of New Castle

***FLOOD PROTECTION
IN OUR CITY***

2014

New Castle's Flood Hazard

New Castle is located on the Delaware River, with about 750 acres in the "100-year Special Flood Hazard Area." Although about half of this area is protected from development by zoning and other regulations, dozens of buildings in our town are located in this flood prone area. **There is at least a 1% chance that these properties will flood in any given year.**

Floods in New Castle are caused by tidal surges, a piling-up of river water due to high winds of either northeasters or hurricanes. High tide further spreads out the water, pushing it toward your home. Although only relatively minor flood damage has occurred to local buildings in recent history, a major flood event is still probable.

Flood Safety

There are several safety steps you can take to ensure your personal safety and protect your property when severe flooding occurs.

Shut off your electricity and gas prior to evacuation of your house. This greatly reduces the chance of fire.

The Delaware Department of Transportation warns that driving in water that is six inches or deeper is very hazardous. When water obscures the road surface, flood induced cracks,

holes and undermining can be deadly.

Flood Insurance

The City of New Castle participates in the National Flood Insurance Program. In exchange for the flood hazard reduction codes enforced by the City, affordable flood insurance is available for all residents. **Homeowner's Insurance does not cover flood damage.** Flood insurance may be purchased from various local agents and structures and/or contents coverage may be tailored to your needs.

Property Protection

Store loose ground level objects on elevated decks or porches. Remove valuable contents from cellars in homes which are non conforming to current flood proofing standards, or contact the City Building Department at 322-9813 for information on floodproofing your existing home. Lists of licensed, capable contractors may be obtained at City Hall. Financial assistance may be available for city residents through a variety of programs. Information and advice on projects may be obtained directly from the City Building Official.

Permit Procedure

Please remember that all development in New Castle requires a

Building Permit which is available from the City Building Department, in the Trolley Barn at 900 Wilmington Road.

New Castle's Building Official has up-to-date floodplain maps and can make this determination for you. Many homeowners in the City have been found to be unaware of their property's correct classification, and several have been improperly informed by their lending institutions on this matter.

The Building Official can advise you as to how to minimize flood risk in these hazardous areas.

Beneficial Functions of Floodplains

Floodplain open space and wetlands can help protect our homes from the flood hazard. Wetlands and floodplains absorb a portion of the water brought in by the flood and siphon most contaminants from the water supply.

State and City codes prohibit littering and dumping into the drainage system. Please remember that our actions will affect our future safety from floods. Preserving New Castle's wetlands and floodplains and acting responsibly when disposing of waste can help lower our flood insurance premiums considerably. The City of New Castle fully supports and coordinates activities that maintain and improve our floodplain.