

Relocate Accessory Structures

Overview

- Accessory structures can be moved out of the path of potential flood waters by moving them to an area on the property above the Base Flood Elevation line (BFE).
- Accessory structures include detached garages, gazebos, pavilions, small pole barns, and similar structures.
- In addition to the high likelihood of the accessory structures being damaged or destroyed during a flooding event, they can become a hazard during flooding events. Accessory structures may be able to alter flooding conditions by increasing wave and/or debris impact forces for the structure and/or neighboring structures.
- If there is sufficient, unoccupied space on the property above the BFE, the accessory structures could be moved to a located with less flood risk.
- If there is not sufficient, unoccupied space on the property that is above the BFE, it may be safer to remove the structure completely or elevate the structure (if possible) rather than move it to a new location.

Movement Considerations:

- Before moving the structure, it should be thoroughly inspected to ensure there isn't existing damage to be exacerbated by movement.
- All items should be removed from the structure before movement.
- The yard in the accessory structure's new location may need to be graded prior to placement.
- Landscaping may be necessary for the original location of the structure.



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Key Takeaways

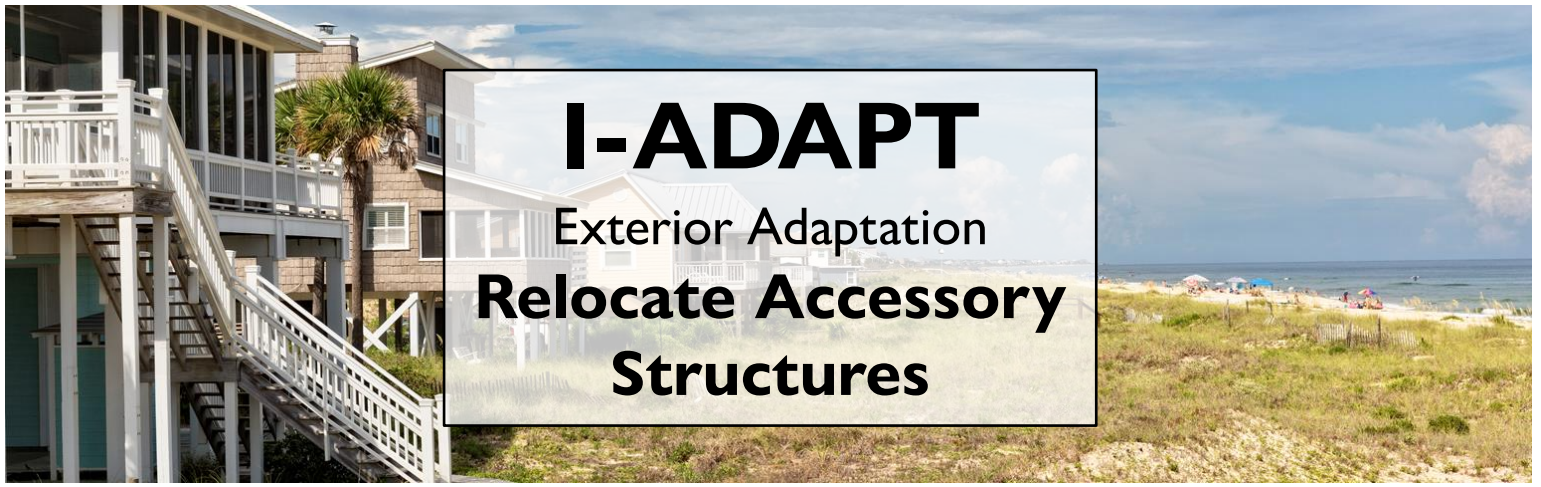
During flood events, water can cause extensive damage to any structure within the floodplain, including accessory structures.

Accessory structures can be severely damaged or destroyed in flooding events. Additionally, they can become a hazard during a flooding event.

In order to minimize damage costs and flood risks, accessory structures can be moved to a different location that is above the BFE on the property.



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I-ADAPT

Exterior Adaptation

Relocate Accessory Structures

Estimated Costs/Benefits

*U.S. dollars (2022), estimates are subject to change

Potential Costs		Potential Benefits	
Item	Estimate	Post-Flood Recovery Actions	Estimate
Re-grade lawn in new structure location*	\$500-\$1,000	Structure debris removal /demolition	\$600-\$2,000
Shed/structure moving service	\$200-\$500	Replacement accessory structure	Dependent on the type of structure (e.g. detached garage, gazebo, pavilion, small pole barn, and comparable buildings)
ESTIMATED TOTAL COST *if necessary	\$200-\$1,500	ESTIMATED TOTAL SAVINGS	\$600+

Expected Maintenance

- Regular structure maintenance.

Additional Resources

- [FEMA: Accessory Structure](#)
- [FEMA: Floodplain Management Requirements for Agricultural Structures and Accessory Structures](#)
- [FEMA P-499: Home Builder's Guide to Coastal Construction](#)

Resources can also be found at <https://de.gov/iadapt>

Additional Actions

- May need to re-grade lawn in new structure location prior to moving the structure.
- The original structure location may need to be landscaped after the structure is moved.
- New electrical outlets/lines may need to be installed.

Permitting Agencies

Contacts for permitting requirements include but are not limited to the following:

- Your city and/or county government for local flood ordinances or regulations
- Your city and/or county government for building permits
- [DNREC Coastal Construction Permit](#)

Who to Contact

- Design professional or engineer
- General contractor

Technical definitions and more information are located on the I-ADAPT website: <https://de.gov/iadapt>.



This information is intended to be used for planning purposes. It is not intended to substitute or take precedence over the guidance of design engineers, contractors, utility companies or regulatory agencies.

For more information, contact DNREC's Division of Climate, Coastal and Energy at DNREC_IADAPT@Delaware.gov

