

**DIVISION: 08 00 00—OPENINGS**

**Section: 08 95 43—Vents/Foundation Flood Vents**

**REPORT HOLDER:**

**FLOOD FLAPS®, LLC**

**EVALUATION SUBJECT:**

**FLOOD FLAPS® AUTOMATIC FLOOD VENTS: MODELS  
FFWF12; FFNF12; FFWF08; FFNF08; FFWF05; FFNF05**

**1.0 EVALUATION SCOPE**

**Compliance with the following codes:**

- 2018, 2015, 2012 and 2009 *International Building Code®* (IBC)
- 2018, 2015, 2012 and 2009 *International Residential Code®* (IRC)

**Properties evaluated:**

- Physical operation
- Water flow
- Weathering

**2.0 USES**

Flood Flaps® automatic flood vents are used to provide for the equalization of hydrostatic flood forces on exterior walls. Certain models also allow natural ventilation.

**3.0 DESCRIPTION**

**3.1 General:**

Flood Flaps® automatic flood vents are engineered mechanically operated flood vents (FVs) that automatically allow flood waters to enter and exit enclosed areas. The FVs are constructed of ABS plastic which serves as the FV's housing, and a front grill that contains an anodized metal screen imbedded in polypropylene plastic. On contact with rising flood water, the grill will disengage from its secured position, allowing flood water and debris to flow through in either direction. The FVs are available in two series as described in Section 3.3.

The sealed series models contain two rubber flaps that close the FV to the passage of air when using with conditioned areas or sealed crawl spaces. In the same manner as the grill, the two rubber flaps are pushed open

by water pressure, allowing water and debris to flow through the FV in either direction. See Figure 1 for an illustration of the Flood Flaps® automatic FV.

**3.2 Engineered Opening:**

The Flood Flaps® automatic FVs comply with the design principle noted in Sections 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 (2018 and 2015 IBC and IRC) [Section 2.6.2.2 of ASCE/SEI 24-05 (2012 and 2009 IBC and IRC)] for a rate of rise and fall of 5 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Flood Flaps® automatic FVs must be installed in accordance with Section 4.0.

**3.3 Flood Vent Series Models:**

Flood Flaps® automatic FVs are available in two series with multiple models and sizes as described in Table 1. The sealed series models, designated FFWF, include two rubber flaps for the prevention of air flow. The multi-purpose series, designated FFNF, omits the rubber flaps.

**3.4 Natural Ventilation:**

Flood Flaps® automatic FV models FFNF12, FFNF08, FFNF05, and FFNF02 have metal screens with 1/4 inch by 1/4 inch (6 mm by 6 mm) openings and provide 37 square inches (0.02 m<sup>2</sup>) of net free opening to supply natural ventilation for under-floor ventilation. Flood Flaps® automatic FV models FFWF12, FFWF08, and FFWF05 have not been evaluated for use as openings for under-floor ventilation.

**4.0 DESIGN AND INSTALLATION**

Flood Flaps® automatic FVs are designed to be installed into walls of existing or new construction. Installation of the FVs must be in accordance with the manufacturer's instructions, the applicable code and this report. Flood Flaps® automatic FVs can be installed in wood, masonry and concrete walls up to a thickness of 12 inches (305 mm). In order to comply with the engineered opening design principle noted in Sections 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 (2018 and 2015 IBC and IRC) [Section 2.6.2.2 of ASCE/SEI 24-05 (2012 and 2009 IBC and IRC)], the Flood Flaps® FVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 220 square feet (20 m<sup>2</sup>) of enclosed area.

- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305 mm) above grade.

**5.0 CONDITIONS OF USE**

The Flood Flaps® automatic flood vents described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The Flood Flaps® automatic FVs must be installed in accordance with this report, the applicable code and the manufacturer’s installation instructions. In the event of a conflict, the instructions in this report govern.
- 5.2 The Flood Flaps® automatic FVs must not be used in place of “breakaway walls” in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

**6.0 EVIDENCE SUBMITTED**

Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised October 2017).

**7.0 IDENTIFICATION**

- 7.1 The Flood Flaps® models recognized in this report are identified by a label bearing the manufacturer’s name, the model number, and the evaluation report number (ESR-3560).
- 7.2 The report holder’s contact information is the following:

**FLOOD FLAPS®, LLC**  
**POST OFFICE BOX 1003**  
**ISLE OF PALMS, SOUTH CAROLINA 29451**  
**(843) 881-0190**  
[www.floodflaps.com](http://www.floodflaps.com)  
[info@floodflaps.com](mailto:info@floodflaps.com)

**TABLE 1—FLOOD FLAP AUTOMATIC FLOOD VENT MODEL SIZES**

MODEL NUMBER	MODEL DESIGNATION	ROUGH OPENING (Width X Height) (inches)	VENT SIZE (W X H X D) (inches)	ENCLOSED AREA COVERAGE (ft <sup>2</sup> )	NET FREE AREA OPENING <sup>1</sup> (in <sup>2</sup> )
FFWF12	Sealed Series	16 x 8	15 <sup>5</sup> / <sub>8</sub> X 7 <sup>3</sup> / <sub>4</sub> X 12	220	NA
FFNF12	Multi-Purpose	16 x 8	15 <sup>5</sup> / <sub>8</sub> X 7 <sup>3</sup> / <sub>4</sub> X 12	220	37
FFWF08	Sealed Series	16 x 8	15 <sup>5</sup> / <sub>8</sub> x 7 <sup>3</sup> / <sub>4</sub> x 8	220	NA
FFNF08	Multi-Purpose	16 x 8	15 <sup>5</sup> / <sub>8</sub> x 7 <sup>3</sup> / <sub>4</sub> x 8	220	37
FFWF05	Sealed Series	16 x 8	15 <sup>5</sup> / <sub>8</sub> x 7 <sup>3</sup> / <sub>4</sub> x 5	220	NA
FFNF05	Multi-Purpose	16 x 8	15 <sup>5</sup> / <sub>8</sub> x 7 <sup>3</sup> / <sub>4</sub> x 5	220	37

For SI: 1 inch = 25.4 mm; 1 ft<sup>2</sup> = 0.093 m<sup>2</sup>

<sup>1</sup>For under-floor ventilation only.

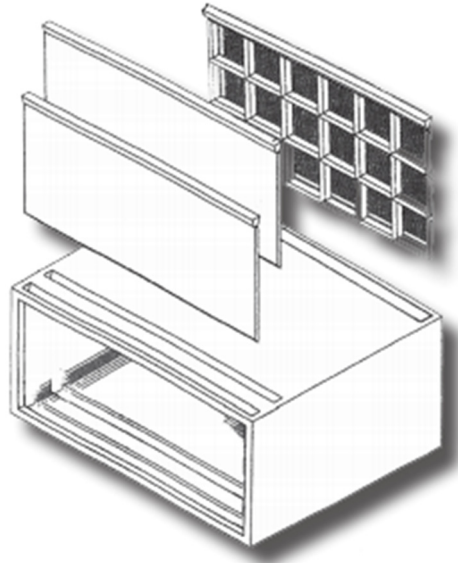
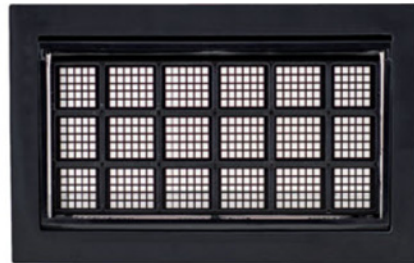


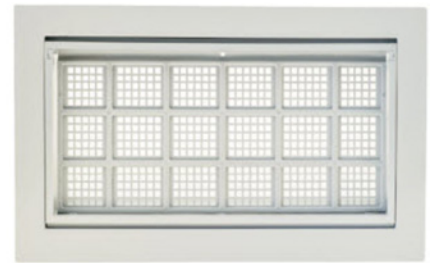
FIGURE 1—FLOOD FLAPS® AUTOMATIC FLOOD VENT



FFWF12



FFNF08



FFNF05

FIGURE 2—FLOOD FLAPS® AUTOMATIC FLOOD VENT SERIES MODELS



12" DEPTH



8" DEPTH



5" DEPTH

FIGURE 3—FLOOD FLAPS® AUTOMATIC FLOOD VENTS MULTIPLE DEPTH OFFERINGS

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FLOOD FLAPS®, LLC

## EVALUATION SUBJECT:

FLOOD FLAPS® AUTOMATIC FLOOD VENTS: MODELS FFWF12; FFNF12; FFWF08; FFNF08; FFWF05; FFNF05

## 1.0 REPORT PURPOSE AND SCOPE

## Purpose:

The purpose of this evaluation report supplement is to indicate that Flood Flaps® automatic flood vents, described in ICC-ES evaluation report [ESR-3560](#), has also been evaluated for compliance with the code(s) noted below.

## Applicable code edition(s):

- 2019 California Building Code (CBC)
- 2019 California Residential Code (CRC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) and Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

## 2.0 CONCLUSIONS

## 2.1 CBC:

The Flood Flaps® automatic flood vents, described in Sections 2.0 through 7.0 of the evaluation report [ESR-3560](#), comply with CBC Chapter 12, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16, as applicable.

**2.1.1 OSHPD:** The applicable OSHPD Sections of the CBC are beyond the scope of this supplement.

**2.1.2 DSA:** The applicable DSA Sections of the CBC are beyond the scope of this supplement.

## 2.2 CRC:

The Flood Flaps® automatic flood vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-3560, comply with 2019 CRC, provided the design and installation are in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report reissued September 2020.

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## 1.0 REPORT PURPOSE AND SCOPE

### Purpose:

The purpose of this evaluation report supplement is to indicate that Flood Flaps® automatic flood vents, described in ICC-ES evaluation report ESR-3560, have also been evaluated for compliance with the codes noted below.

### Applicable code editions:

- 2017 Florida Building Code—Building
- 2017 Florida Building Code—Residential

## 2.0 CONCLUSIONS

The Flood Flaps flood vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-3560, comply with the Florida Building Code—Building and the Florida Building Code—Residential, provided the design and installation are in accordance with the 2015 International Building Code® provisions noted in the evaluation report.

Use of the Flood Flaps flood vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the Florida Building Code—Building and the Florida Building Code—Residential.

For products falling under Florida Rule 9N-3, verification that the report holder's quality-assurance program is audited by a quality-assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official, when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued September 2020.