

Floodplain Requirements for Building Permits

Every stream has a floodplain. Floodplain regulations only apply to streams with perennial or intermittent base flow and do not apply to swales or drainage ditches. A field investigation may be required to determine if base flow is present. Contact the Floodplain Management/GIS Specialist for a determination.

Items to include when applying for a building or grading permit:

1. On the plot plan, show all streams in the vicinity of the proposed development and show and label all FEMA floodplains.
2. If the proposed development is near a stream that is not a FEMA stream, the proposed work must be more than 10 vertical feet above the top of the stream bank or the applicant must submit a floodplain study and delineation for review. If the proposed development is shown within the floodplain (FEMA or non-FEMA), the development must be relocated or the applicant must provide an alternatives analysis and request a variance.
3. Provide, at a minimum, the lowest floor elevation of the building on the drawing. The lowest floor elevation is required to be two feet above the 100-year water surface elevation whether built inside or outside of the floodplain.
4. If a variance is granted, and a structure is built within the FEMA floodplain, an elevation certificate will be required. You are responsible for providing this information from a surveying or engineering company.
5. New structures and additions to existing buildings are prohibited within a dam breach inundation area. Check to see if the improvements are below an existing stormwater management facility or private pond. Check uphill for a quarter mile from the proposed improvements. If proposed improvements are shown downhill or downstream from a pond or stormwater management facility, a dam breach inundation analysis is required.

For technical questions, contact the Floodplain Management/GIS Specialist and refer to Chapter 153, Chapter 38 of the Building Code, and the Floodplain Management Manual.

Note:

1. There are specific development limitations pertaining to floodplain easements. Contact the Floodplain Management/GIS Specialist for questions relating to easements prior to applying for the building permit.
2. Structures are prohibited in the floodplain and filling is prohibited if it causes a rise in the 100-year water surface elevation.