

BASIC FLOODPLAIN PERMITTING REQUIREMENTS

ADMINISTRATION

1. A **local and state** permit is required for all construction activity in Zones A on the Flood Insurance Rate Map (FIRM). This includes residential and non-residential structures, filling, bridges, remodeling, and accessory structures.
2. Local floodplain ordinances may be **more** stringent than state and federal regulations – but not less than.

RESIDENTIAL DEVELOPMENT/SUBSTANTIAL IMPROVEMENTS IN ZONE A

1. The lowest floor of any new or substantially-improved structure (includes basement) must be elevated to or above the Base Flood Elevation (BFE).
2. Fully-enclosed areas below the lowest floor require at least a minimum of two (2) openings, having a total net area of not less than 1 square inch for every square foot of enclosed area. The bottom of the openings shall be no higher than 1 foot above grade.
3. The applicant must submit an Elevation Certificate to the administrator when the foundation is complete.

NON-RESIDENTIAL BUILDINGS IN ZONE A

1. The building must be elevated OR flood-proofed to a minimum of 1 foot above the Base Flood Elevation.
2. The applicant must submit an “as built” Floodproofing Certificate.

MANUFACTURED HOMES

1. Outside of an existing manufactured home park or subdivision in Zone A (see definition in ordinance): Requirements are the same as for site-built homes. Home must be anchored to a permanent foundation;
2. Within an existing manufactured home park or subdivision (see definition in ordinance): Community has the option of either requiring the home to be elevated to or above Base Flood Elevation, or have the home elevated on reinforced concrete piers, blocks, etc., to at least 36 inches above grade.
3. In the event of substantial damage (over 50% of value), a replacement manufactured home must be elevated to or above Base Flood Elevation.
4. If a pre-FIRM manufactured home is **moved** at the onset of a flood event - and moved back after the water goes down - it may be pulled back and placed at the same elevation. NOTE: Home must be the **same** home!

HISTORIC STRUCTURES

Variations may be issued for the repair or rehabilitation of historic structures (see definition in ordinance) upon determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum to preserve the historic character and design of the structure.

FLOODWAY

1. No new residential structures may be constructed in a floodway.
2. Nothing can be placed in a floodway that will cause any rise in the Base Flood Elevation. Engineering analysis is required.