

CONSTRUCTION IN A FLOOD HAZARD AREA

Development NEAR a flood zone

- Provide a map of survey, stamped and signed by a Professional Land Surveyor. Map must highlight:
 - o Property's information (address, APN, etc.).
 - o Flood area boundaries and flood area designation.
 - o Corresponding FIRM Panel Number.
 - o Proposed location of structure.
 - o Distance from structure to flood area boundaries.
 - o Professional Land Surveyor's stamp, signature, and contact information.
- A \$78.25 review fee will apply in addition to any grading permit fees.
- A Grading Permit is required.
- No permits will be issued until map is reviewed and accepted by the Grading Engineer.

Development WITHIN a flood zone

New construction

- Provide an Elevation Certificate based on construction drawings prepared by a certified professional.
- A \$78.25 review fee will apply per Elevation Certificate in addition to any grading permit fees.
- A Grading Permit is required.
- No permits will be issued until initial Elevation Certificate is reviewed and approved and all necessary fees are collected.
- Prior to occupancy, an Elevation Certificate based on final construction is required. Review fee applies:
 - o Final Elevation Certificate MUST demonstrate compliance to ordinance.
 - o No occupancy will be granted until final Elevation Certificate is approved and all necessary fees are collected.

Additions to existing structures

- Provide a current (6 months old or less) certified appraisal of the existing structure OR most recent tax assessment for the structure.
- Provide an itemized Construction Cost Estimate from a licensed contractor.
- If determination is made that the cost of construction of the proposed improvements is less than 50% of the value of the existing structure:
 - o Provide an Elevation Certificate based on construction drawings for the proposed work and prepared by a certified professional. Lowest floor elevation of proposed improvements may match elevations of existing structure.
 - o A \$78.25 review fee will apply per Elevation Certificate in addition to any grading permit fees.
 - o A Grading Permit is required.
 - o No permits will be issued until initial Elevation Certificate is reviewed and approved and all necessary fees are collected.
 - o Prior to occupancy, an Elevation Certificate based on final construction is required. Review fee applies.
 - o No occupancy will be granted until final Elevation Certificate is approved and all necessary fees are collected.
- If determination is made that the cost of construction of the proposed improvements is more than 50% of the value of the existing structure:
 - o The proposed improvements AND the existing structure MUST comply with the elevation requirements.
 - o Provide an Elevation Certificate based on construction drawings prepared by a certified professional.
 - o A \$78.25 review fee will apply per Elevation Certificate in addition to any grading permit fees.
 - o A Grading Permit is required.
 - o No permits will be issued until initial Elevation Certificate is reviewed and approved and all necessary fees are collected.
 - o Prior to occupancy, an Elevation Certificate based on final construction is required. Review fee applies.
 - o No occupancy will be granted until final Elevation Certificate is approved and all necessary fees are collected.