



City of Centralia

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

Applicant: _____
Address: _____ Tel. _____
Property Location: _____
Tax Map #: _____ Map #: _____
Property Owner, if different from applicant: _____
Address: _____ Tel. _____

GENERAL EXPLANATION OF PROPOSED DEVELOPMENT:

FLOODPLAIN DETERMINATION

Map Name _____ Panel # _____ Effective Date _____
Indicate in which flood zone the lot is located by referring to the Flood Insurance Rate Map (FIRM), the Floodway Boundary and Floodway Map (FBFM), or the Flood Hazard Boundary Map (FHBM):
B, C, or X = structure is not located in a Special Flood Hazard Area
A ____ AE or A1-30 ____ AO ____ AH ____ A99 ____ V Zone ____ or VE or V1-30 ____

Market value of existing structure, if applicable: \$ _____
Estimated value of improvements or repairs: \$ _____

The following should correspond with the Elevation Certificate submitted with the application:
Elevation of first fully-enclosed floor: _____ feet. Base Flood Elevation: _____ feet.

Is the proposed development in a Floodway? Yes ____ No ____

ADDITIONAL INFORMATION REQUIRED

1. Elevation Certificate (residential) and/or Floodproofing Certificate (non-residential).
2. Site Plan showing the location of all existing and proposed structures, 100-year floodplain boundary, and floodway boundary, if applicable.
3. Development plans, drawn to scale, including where applicable: details for anchoring structures, elevation of lowest floor (including basement), detail of floodproofing of utilities located below the first floor, and details of enclosures below the first floor.
4. If the subdivision is greater than 50 lots or 5 acres, the applicant must provide the Base Flood Elevation in the subdivision plans.
5. Plans showing the extent of watercourse relocation and/or landform alteration.

APPROVED/DENIED BY: _____ Date: _____

PRINT NAME: _____ TITLE: _____

Building Department

Permit Procedure Checklist

The application must be accompanied by plans incorporating the following items. Some projects do not include a structure, substantial improvement, and/or do not require some of the following information. Provide the items as applicable.

- When an applicant submits a permit application identify the location of the structure in relation to the Special Flood Hazard Area (SFHA). If necessary, review the FIRM and Floodway Maps to confirm the applicant's data. If the structure is not in the regulated SFHA, then return to the City standard building permit procedure. If the parcel is near or within the SFHA then proceed with the following review of the structure.
- Request the applicant to provide the following on a site plan:
 - Property Boundaries
 - SFHA and/or Floodway Boundary
 - Existing Grade
 - Proposed Construction/Improvements
 - Location of Utilities
 - Proposed lowest floor elevation
- Assure that all necessary permits (i.e.; Dept. of Fish and Wildlife, Department of Ecology, Department of Archeology, Environmental Protection Agency, etc.) have been received from other governmental agencies from which approval is required by federal or state law.
- **All new construction** or substantial improvements in a SFHA are:
 - Designed (or modified) and adequately anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - Constructed with materials resistant to flood damage;
 - Constructed by methods and practices that minimize flood damages; and
 - Constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- **New or replacement water and sewer systems** (including on-site systems) are designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems are located to avoid impairment to them or contamination from them during periods of flooding.
- In Zone A (no base flood elevations determined) the Building Inspector shall obtain, review, and reasonably utilize any base flood elevation or floodway data available from any federal, state or other sources including data submitted for development proposals submitted to the community (i.e. subdivisions, site approvals).
- If the Building Department determines a BFE for Zone A, **OR** the BFE is identified on the FIRM, the following shall be required in A zones:
 - **Residential structure** has the lowest floor (including basement) elevated to 2 feet above the BFE **OR** together with attendant utility and sanitary facilities, meet the floodproofing requirements of Section 60.3(c)(3) including the submittal of a completed and certified FEMA Floodproofing Certificate;
 - **Non-residential structure** has the lowest floor (including basement) elevated to 2 feet above the BFE **OR** together with attendant utility and sanitary facilities, meet the floodproofing requirements of Section 60.3(c)(3) including the submittal of a completed and certified FEMA Floodproofing Certificate;
 - **Manufactured home** has the lowest floor 2 feet above the BFE and is securely anchored to resist floatation, collapse, or lateral movement;
 - **Mechanical and or electrical equipment** shall be elevated 2 feet above the BFE and is securely anchored to resist floatation, collapse, or lateral movement;
 - **Recreational vehicles** within Zones A, A1-30, AH, and AE shall either:
 - be on the site for fewer than 180 consecutive days;
 - be fully licensed and ready for highway use; **OR**
 - meet all manufactured home requirements.
- **Fully enclosed areas** below the lowest floor that are subject to flooding are permitted provided they meet the following requirements:
 - The enclosed area is usable solely for the parking of vehicles, building access or storage.

- The area is not a basement. A Basement is defined as any area of a building having its floor subgrade on all sides.
- They are designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by an authorized engineer or architect OR must meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.
- The area is a crawlspace as defined here within. No more than 2 feet from highest adjacent grade (HAG) to interior lowest adjacent grade (LAG) then from interior LAG to bottom of Floor joist or beams 4 foot maximum. The flood relief vents per section "c" are still required as well as a low point drain to evacuate the water from the crawlspace area.

➤ **Floodway data** available on the FIRM or from Federal, State, or other sources shall be used as criteria for requiring that all development meet the following floodway requirement:

- No encroachments, including fill, new construction, substantial improvements, and other development (including fill) are allowed within the floodway.

➤ **No Floodway Designated**

- If a Regulatory Floodway is not designated on the FIRM but the development is located along watercourses within Zone(s) AI-30 and AE on the FIRM, no new construction, substantial improvements, or other development (including fill) shall be permitted unless it is demonstrated by the applicant that the cumulative effect of the proposed development, when combined with all existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

➤ Where BFE's are utilized, all new or substantially improved structures located in a SFHA shall furnish the following information to the building department:

- The Elevation Certificate signed by an authorized engineer or land surveyor; and
- The Flood proofing Certificate, if applicable, signed by an authorized engineer.

➤ In Zone A where a BFE cannot be determined, the lowest floor should be elevated at least two feet above the highest adjacent grade.

➤ Notify adjacent communities and the Washington State Department of Ecology, Department of Natural Resources and Department of Fish and Wildlife prior to any watercourse alteration.

Comments:

I have read and been informed on the potential hazards and complications from developing in the flood plain. I understand that this permit does not guarantee that my buildings will not flood. I further understand that this agreement does not release me from obligations to carry the proper flood insurance coverage as required by my lender. I agree to build and conduct construction practices in a practical manner consistent with the adopted regulations found in the Centralia Municipal Code and work with City staff to ensure my safety and the safety of my neighbors in the event of a flood during construction. I also agree to hold the City of Centralia harmless in the event of damages received during flood events.

Property Owner Signature

Date