



CITY AND COUNTY OF DENVER

DEVELOPMENT SERVICES

DENVER
THE MILE HIGH CITY

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Floodplain Permit Entrance Requirements

Authority:	<ul style="list-style-type: none"> ✚ Revised Municipal Code, Section 56-200 through 56-205. ✚ Public Works “Rules & Regulations”, Chapter 12 - Flood Plain Management.
Purpose:	<ul style="list-style-type: none"> ✚ Define additional, specific submittal requirements for obtaining a Sewer Use and Drainage Permit (SUDP) for construction and work in the floodplain. ✚ All construction (including interior remodels) in, or near, a floodplain designated as Zone A, AE, AH, or AO requires a Floodplain Permit.
Document Date:	February 15, 2013
Permit Dates:	The permit will expire one (1) year from the date of issuance if work has not commenced, or, if after partial completion the work is discontinued for one year, the permit shall become void.
Customer Interface:	<i>Most</i> communications between the City and the customer will be done through Development Services (DS) 720-865-2982. The customer may also have cause to speak with the Public Works Floodplain Manager and Engineers.
Considerations:	<p>It is strongly suggested when applying for a Floodplain Permit that a Professional Engineer is consulted <u>prior</u> to submission of site plans. Services of a licensed surveyor may also be needed.</p> <p>The Flood Insurance Rate Maps, (FIRM), are issued by the Federal Emergency Management Agency, (FEMA), and can be obtained at the FEMA website: http://store.msc.fema.gov</p> <p>Supplemental floodplain maps and floodplain GIS layers can be found on the Denver Maps website: http://www.denvergov.org/maps/map/floodplain. This floodplain information is from FEMA’s publicly available National Flood Hazard Layer (NFHL).</p> <hr/> <p>See the General Guidelines for Sewer Use & Drainage Permits for basic submittal requirements.</p> <p>The following is in <i>addition</i> to the general submittal requirements</p> <p><i>All Construction Outside of the Footprint of the Existing Structure (including site work, new structures, and lateral additions) requires:</i></p> <ul style="list-style-type: none"> ✚ A detailed Grading Plan, Stamped & Signed by a P.E. registered in Colorado, is required for all construction in, or near, the floodplain: <ol style="list-style-type: none"> 1. The grading plan must show existing and proposed grades, including spot elevations of the existing ground at all four corners of the new structure(s). 2. The floodplain and floodway boundaries, flood zone types, and Base Flood Elevations (BFE), must be shown. 3. Show all structures and the finish floor elevations, (FFE), using the North American Vertical Datum (NAVD 1988). The Benchmark used to establish elevations must be indicated with the Datum. 4. The lowest floor must be elevated at least 1.5 ft. above the Base Flood Elevation (except in AO Zones where the lowest floor must be elevated above the highest adjacent grade at least as high as the depth of flooding shown on the FIRM). Non-residential buildings may be floodproofed in lieu of elevating. 5. For buildings with crawl spaces or garages not elevated; provide building elevations and a foundation plan showing the flood venting and FFE. 6. No fill or structures shown in the floodway. ✚ A Civil Engineer must be consulted if any impact to the floodplain is greater than what is listed above and may require a FEMA Conditional Letter of Map Revision (CLOMR) and/or a FEMA Letter of Map Change (LOMR).

<p>Considerations (continued):</p>	<ul style="list-style-type: none"> ✚ All applicable building construction drawings (architectural, civil, structural, mechanical, electrical, plumbing, etc...) must be also submitted for all new buildings, additions, and substantial improvements. ✚ A FEMA Elevation Certificate is required for all new structures, lateral additions, and substantial improvements prior to a Certificate of Occupancy. <p><i>Any Improvements to the Existing Structure (remodels, tenant finish, additions, etc...) requires:</i></p> <ul style="list-style-type: none"> ✚ A determination whether the project is a substantial improvement (construction cost of more than 50% of the market value of the existing structure). ✚ Provide the following for a substantial improvement determination: <ol style="list-style-type: none"> 1. Market value of the existing building by either: <ol style="list-style-type: none"> a. Assessed value from the City Assessor's Office (listed as "Actual Value" of Improvements on the City Assessor's website http://www.denvergov.org/property), or b. Market value appraisal of the building only (not including land value) that is prepared by a professional appraiser according to standard practices of the profession. 2. Detailed cost estimate prepared by a licensed architect, engineer, or contractor for the proposed improvements/repairs to the building only. Verification of actual construction costs may be required prior to validation of a Certificate of Occupancy. FEMA guidance regarding the types of work to be included and excluded can be found here: http://www.denvergov.org/Portals/696/documents/SUDP/SI_included_excluded_costs.pdf ✚ If the proposed building improvements constitute a substantial improvement then the entire project, including the existing structure, must be brought into compliance with FEMA and City & County of Denver flood protection standards. ✚ If the improvements do not constitute a substantial improvement, then provide a completed owner affidavit related to substantial improvement requirements. A template of this affidavit can be downloaded here: http://www.denvergov.org/Portals/696/documents/SUDP/SI_Owner%20Affidavit.pdf .
<p>Fees:</p>	<ul style="list-style-type: none"> ✚ Application fee of \$100.00 at the time of submittal. ✚ The fees for New Sanitary Sewer connections are detailed in the <i>Sever Tap Fees</i> which can be located at www.denvergov.org/developmentservices