

LOCATED IN A FLOOD HAZARD AREA?

BUILDING PERMIT ISSUANCE PROCEDURE FOR CONSTRUCTION WITHIN THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN

Requirement: A permit is required for any occupation, construction, filling, or grade changes within the 1% annual chance (100-year) floodplain of a river, stream, or drain. Bridges and culverts are considered an occupation of the floodplain, as are activities that involve storage of materials in the floodplain.

Purpose: To assist and assure that construction guidelines and requirements within regulated special flood hazard areas of Kochville Township are addressed and accomplished. This procedure is in addition to the "Standard Building Permit Issuance" procedure.

Who: **Action:**
Applicant Makes application for a building permit.

Building Department Review

The Building Department will review the FIRM or other floodplain information (not all floodplains are mapped by FEMA floodplain maps, but all rivers and streams have floodplains) and determines if the parcel might be within the 1% annual chance (100-year) floodplain. If the parcel **IS NOT** in the regulated areas, then a Standard Building Permit may be issued. If the parcel is near or within the regulated floodplain boundaries the following procedures for permit issuance within the 1% annual chance (100-year) floodplain must be followed.

Applicant When notified by the building department that the parcel is within or near the regulated floodplain areas, the applicant must submit a site plan showing:

1. Property lines
2. Proposed construction
3. Existing ground elevations
4. The 1% annual chance (100-year) flood elevation

This plan shall be prepared by, and bear the original signature and seal of a land surveyor, engineer, or architect authorized by law to certify elevation information.

If the submitted plan details that the parcel **IS NOT WITHIN** the regulated areas by virtue of elevation, then a Standard Building Permit may be issued.

NOTE: If the community is in the NFIP, the applicant should obtain a Letter of Map Amendment (LOMA) if the property is shown as being located in the floodplain but the actual survey elevations show it to be above or out of the floodplain.

If the plan details show that the parcel **IS WITHIN** a regulated floodplain area, then the applicant must proceed as follows:

Applicant

When notified by the building inspector that the parcel is within a riverine floodplain area, the applicant shall:

1. Obtain a permit from the MDEQ to build in a riverine floodplain.
2. Have a Registered Professional establish an on-site bench mark.
3. Stake the property lines and the boundaries of the proposed structure.
4. Give the building inspector 24-hours notice that the site is ready for inspection.

The Building Inspector will visit the site and determine whether the proposed structure is being located according to the submitted plan and if the bench mark has been set.

If everything is in compliance, a Standard Building Permit will be issued.

Michigan Residential Code Section R322

The MRC requires that buildings and structures constructed in whole or in part in a flood hazard area shall be designed and constructed in accordance with section R322 of the code.