



DEPARTMENT OF PLANNING AND DEVELOPMENT

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION FOR RESIDENTIAL DEVELOPMENT

Property Owner

Telephone

Street/P.O. Box

City

State

ZIP

Agent (if any)

Relationship to Property

Map & Tax Lot # of Subject Property

Development Proposed (Check all that apply):

New Construction

Improvement to Existing Structure

Residential

Watercourse Alteration

Fill

Other (describe) _____

The following information must accompany this application:

- A. A plot plan, drawn to scale, showing the location of all existing and proposed development on the subject property.
- B. For building construction, complete building plans. If construction is in a V zone or is for a flood-proofed non-residential structure, plans must be stamped by an architect or engineer.
- C. For fill and/or excavation, a typical cross section and an indication of the amount of material to be placed and/or removed.
- D. A surveyed bench mark on or near the subject property with elevation expressed in feet NGVD.
- E. If proposed development is within a floodway, a step-backwater analysis stamped by a registered professional engineer.

I certify that this application and accompanying plans are accurate to the best of my knowledge.

Date

Signature of Property Owner or Authorized Agent

Residential Floodplain Permit, con't.

ACTION This application is: 1. Denied (findings attached)
(circle one) 2. Approved, with the following conditions:

- _____ All buildings or structures shall be located landward of the mean high tide line.
- _____ All new or substantially improved structures shall be elevated on pilings or columns so that the bottom of the lowest horizontal structural member of the lowest floor, excluding pilings or columns, is elevated to or above the base flood level.
- _____ Elevation of the lowest horizontal member shall be certified by a registered professional engineer or surveyor, and a copy of the elevation certificate submitted to the Planning
- _____ Pile or column foundations and structures attached thereto shall be anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100 year mean recurrence interval).
- _____ All space below the lowest floor shall be either free of obstruction to the free flow of water or constructed with non-supporting breakaway wall, open lattice work or insert screening to standards contained in Section 1.1395 (7) (e) of the development code.
- _____ All space below the lowest floor shall be usable solely for parking of vehicles, building access or storage.
- _____ No fill shall be used for structural support.
- _____ Sand dunes shall not be altered so as to increase flooding damage.
- _____ A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of paragraphs (b) and (c) of Section 1.1395 (b) and

OFFICE USE

Date _____ Fee \$ _____ Receipt # _____
File # _____ Staff Initials _____
Flood Zone _____ Panel # _____
Floodway _____ Flood Fringe _____
Step Backwater Analysis Required _____ (attach)
Value of Proposed Improvement _____
Value of Existing Structure _____
Base Flood Elevation _____ Bench Mark Elevation _____
Required Elevation of Lowest Floor/flood-proofing above
Bench Mark _____

VELOCITY (V) FLOOD ZONE

The following shall apply to all development within a designated "V" flood zone.

- 1) All buildings or structures shall be located landward of the mean high tide.
- 2) All new or substantially improved buildings or structures shall be elevated on pilings or columns so that the lowest supporting member is located no lower than the base flood elevation. Elevation of the lowest horizontal member shall be certified by a registered professional engineer or land surveyor.
- 3) Pile or column foundations and structures attached thereto shall be anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components, both structural and nonstructural, under conditions of a "100-year storm".
- 4) A registered engineer or architect shall develop or review the structural design, specifications and plans for the construction and shall certify that the design and methods of construction meet accepted standards for meeting the requirements of 2. and 3. above.
- 5) All space below the lowest supporting member shall open to allow the free flow of water or be constructed with breakaway walls, open wood lattice work or insert screening intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system.
Additional requirements for this area include:
 - a. Enclosed space shall not be used for human habitation.
 - b. The walls below the base flood elevation shall not be a part of the structural support of the building.
 - c. All space below the lowest floor shall be usable solely for parking or vehicles, building access, or storage.

- 6) No fill shall be used for structural support.
- 7) Sand dunes shall not be altered to increase potential flood damage.
- 8) Alteration, repair, reconstruction, or improvement of a structure shall not enclose the space below the lowest floor unless breakaway walls are used as provided in 5. above.
- 9) All new construction or substantial improvement shall be certified by a registered engineer or architect that the structure is securely anchored to adequately anchored pilings or columns in order to withstand velocity waters.

NOTE: THE GUIDELINES LISTED ABOVE ARE GENERAL IN NATURE. APPLICANTS ARE REQUESTED TO REFER TO THE LINCOLN COUNTY DEVELOPMENT CODE FOR COMPLETE REQUIREMENTS.



DEPARTMENT OF PLANNING AND DEVELOPMENT

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Development Standards Firm Zones A, A1-30, AO

1. Residential Development

- A. All new residential construction and substantially improved structures, as defined in the Lincoln County Development Code, shall be anchored to prevent flotation, collapse, lateral movement of the structure and shall be constructed with flood resistant materials, utilizing methods and practices to minimize flood damage.
- B. All new and substantially improved residential structures, including mobile homes and recreational vehicles placed on a site for more than 180 consecutive days, shall have the lowest floor, including basement, elevated to at least one foot above the base flood elevation. In FIRM zone A-O, the base flood elevation shall be defined as 12 inches above the highest adjacent grade. Except as otherwise provided in Section 1.1395(5)(c) of the County development code, the elevation of the lowest floor shall be documented with a survey certified by a State of Oregon Registered Professional Engineer or Land Surveyor. For purposes of this Section, an unfinished garage, either attached or detached, may be considered a nonresidential structure.

2. Non-Residential Development – Flood-proofing

- A. New construction and substantial improvement, as defined in the County development code, of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated at least one foot above the base flood elevation, with proper documentation as set forth in 1(B) above, or, together with attendant utility and sanitary facilities, shall:
 - 1) Be flood-proofed such that the structure is substantially impermeable to the passage of water to an elevation at least one foot above the base flood elevation (in FIRM zone A-O, base flood elevation is defined as 12 inches above the highest adjacent grade);
 - 2) Have structural components capable of withstanding hydrostatic and hydrodynamic loads, effects of buoyancy, flood depths, pressures, velocities and other factors associated with the base flood; and
 - 3) Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied.
- B. Notwithstanding the provisions of (A) above, nonresidential structures utilizing flood proofing methods which permit the entry of floodwaters may be authorized provided the following requirements are met:

- 1) The structure and uses therein shall be of type which have a low flood damage potential (e.g. pole buildings used for parking and storage, unfinished storage buildings, etc.);
- 2) The contents and interior finish materials of the structure shall be of types which are neither hazardous nor vulnerable to loss under conditions of flooding;
- 3) The structure shall have components capable of withstanding hydrostatic and hydrodynamic loads, effects of buoyancy, flood depths, pressures, velocities and other factors associated with the base flood;
- 4) The structure shall be designed to allow for the automatic entry and exit of floodwaters in accordance with Section 1.1395(6)(g): For all new construction and substantial improvements of non-residential, commercial and industrial buildings, fully enclosed areas below the lower floor that are subject to flooding shall be 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 a registered professional 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 floodwaters.
- 5) Owners of property are hereby notified that placement of a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 per \$100.00 of insurance coverage.

3. Mobile Homes and Recreational Vehicles

All mobile homes and recreational vehicles placed for greater than 180 consecutive days shall be placed on a permanent foundation and shall be anchored to resist flotation, collapse and lateral movement by providing tie downs and anchoring as specified in OAR 814-23-065.

4. Utilities

Electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities shall be designed or located so as to prevent water from entering or accumulating within components during conditions of flooding.

5. Exemptions from Standards

Land may be exempted from the requirements of this subsection upon review and approval by the Director of an acceptable elevation survey, certified by a State of Oregon Registered Professional Engineer or Land Surveyor, which demonstrates that the subject land is at least one foot above the base flood level.

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