



FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

Supplemental to Planning Permit Application
Bandon Municipal Code, Chapter 15.28 Floodplain Development

City of Bandon
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A Floodplain Development permit shall be required before construction or development begins within any area of special flood hazard established in Section 15.28.070. The permit shall be for all non-portable equipment location, structures including manufactured homes as set forth in the definitions of the Bandon Municipal Code, and for all other development including fill and other activities, also set forth in the definitions.

15.28.120 Application for development permit.

Application for a development permit shall be made on forms furnished by the city manager and may include but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- A. Elevation, in relation to mean sea level, of the lowest floor (including basement) of all structures;
- B. Elevation in relation to mean sea level to which any structure has been flood proofed;
- C. Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in Section 15.28.170(B);
- D. Description of the extent to which a watercourse will be altered as a result of proposed development
- E. Elevation Certificate Finished Construction, prepared by a registered professional surveyor, shall be submitted and approved by the City of Bandon, prior to the issuance of a Certificate of Occupancy.
- F. Letters of Map Change
 - 1. All documentation (including surveys) for the purpose of obtaining a Letter of Map Amendment (LOMA), Letter of Map Revision (LOMR), or any proposed change to the Bandon Municipal Code, Title 15 Page 47 of 56 FIRM Map, shall be submitted and verified by the City Engineer, at the Applicant's expense, prior to submission to Federal Emergency Management Agency.
 - 2. If a letter of Map Change is issued by the Federal Emergency Management Agency, the property owner shall provide copies of all related documentation prior to any development of the site.

I. Description (Complete for all work; choose from letter A – D for your project's need):

- 2. Proposed Development Description:

<input checked="" type="checkbox"/> New Building	<input checked="" type="checkbox"/> Improvement to Existing Building	<input checked="" type="checkbox"/> Manufactured Home	<input checked="" type="checkbox"/> Filling
<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Non Residential (Business)	<input checked="" type="checkbox"/> Accessory Building (See Attached Criteria)	
<input checked="" type="checkbox"/> Other: _____			
- 3. Square footage of proposed structure(s) _____
- 4. Size and Location of proposed development (Attach site plan): _____
- 5. Per the proposed floodplain map, what is the zone and Panel Number of the area of the proposed development?
Zone: _____ Panel Number: 41011 C0681F 41011 C0682F Other: _____

6. Are other Federal, State, and/or local permits obtained? Yes No Type: _____

7. Is the proposed development in an identified floodway? Yes No

If yes to #7, attach ANo Rise Certification@ with supporting data.

A. Complete for New Structures and Building Sites:

- Base Flood Elevation at the site: _____ feet NGVD. [From the Floodplain Map]
- Required lowest floor elevation (including basement): _____ feet NAVD88. [For new Residential construction, the lowest habitable floor must be at least one foot above the Base Flood Elevation. For Commercial, Industrial or other non-residential construction, the lowest floor must be at or above the Base Flood Elevation.]
- Elevation to which all attendant utilities, including all heating and electrical equipment will be protected from flood damage: _____ feet NAVD88.

B. Complete for Alterations, Additions, or Improvements to Existing Structures:

- What is the estimated Market Value of the existing Structure? (See Page 3) \$ _____
- What is the cost of the proposed construction? \$ _____
- If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then the substantial improvement provisions apply:

"Substantial improvement" means:

1. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:
 - a. Before the improvement or repair is started;
 - b. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.
2. The term does not, however, include either:
 - a. Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or
 - b. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

C. Complete for Non-Residential Flood-proofed Construction:

Nonresidential Construction: New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

- Be flood-proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;

- Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 15.28.140(C)(2);

Type of flood-proofing method: _____

Attach Flood-proofing Certificate (Must be completed and signed by registered engineer).

D. Complete for **Subdivisions** and **Planned Unit Developments**:

- Will the subdivision or other development contain 50 lots or 5 acres? 9 Yes 9 No
- If yes, does the plat or proposal clearly identify base flood elevations? 9 Yes 9 No
- Are the 100 Year Floodplain and the Floodway delineated on the site plan? 9 Yes 9 No

II. Consent	
I understand, acknowledge and agree that the work to be performed is described herein and in attachments hereto. I agree that all such work shall be done in accordance with the requirements of the City of Bandon Floodplain Ordinance and with all other applicable local, State and Federal regulations. This application does not create liability on the part of the City or any officer or employee thereof for any flood damage that results from reliance on this application or any administrative decision made lawfully thereunder. I certify that the information provided in this application, including all submittals and attachments, is true and correct, to the best of my knowledge.	
X	
Property Owner's Signature	Date
X	
Applicant's Signature	Date

Determining Market Value: Acceptable estimates of an existing structure can be obtained from:

1. Independent appraisals from a professional appraiser.
2. Market Value (for structure only) as listed on the current Tax Assessor's records used for tax assessment purposes.

Accessory Buildings:

1. Accessory structures shall not be used for habitation.
2. Accessory structures shall not be designed to have low flood damage potential.

3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of flood waters.
4. Accessory structures shall be firmly anchored to prevent floatation which may result in damage to other structures.
5. Service facilities such as electrical and heating equipment shall be elevated or flood proofed.

OFFICE USE ONLY

1. Permit **approved** Permit **denied** (Statement attached)

2. Elevation Certificate attached: Yes No

3. As built lowest floor elevation: _____ feet NGVD

4. Work inspected by: _____

5. Local Administrator Signature: _____ Date: _____

6. Conditions Attached: Yes No
