



CITY AND COUNTY OF DENVER

DEPARTMENT OF DEVELOPMENT SERVICES

Development Services

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DENVER
THE MILE HIGH CITY

Flood Plain Permit Entrance Requirements

Authority:	Section 2-91, and Public Works “Rules & Regulations”, Chapter 12-01 to 02 “Flood Plain Management”
Purpose:	Define additional, specific submittal requirements for obtaining a Sewer Use and Drainage Permit for construction and work in the floodplain.
Document Date:	January 4, 2011
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:	Most 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 Flood Plain Permit that a licensed surveyor or Professional Engineer is consulted <u>prior</u> to submission of site plans.</p> <p>The Flood Insurance Rate Maps, (FIRM), are issued by the Federal Emergency Management Agency, (FEMA), and can only be obtained at the FEMA website http://store.msc.fema.gov</p> <hr/> <p>See the General Guidelines for Sewer Use & Drainage Permits for basic submittal requirements.</p> <p>The following is in addition to the general submittal requirements</p> <p style="text-align: center;">ALL construction in a Flood Plain requires</p> <p>A P.E. Stamped & Signed Grading Plan grading plan is required for all structures near or in the flood plain.</p> <ol style="list-style-type: none"> 1. The grading plan must include spot elevations of the existing ground at all four corners of the new structure(s). 2. The floodplain boundary, flood zone type, and Base Flood Elevations (BFE), must be shown. 3. Show all structures and the finish floor elevation, (FFE), using the North American Vertical Datum (NAVD 1988). The Benchmark used to establish elevations must be indicated with the Datum. 4. For buildings with crawl spaces or garages not elevated; provide building elevations and a foundation plan showing the flood venting and FFE. 5. The lowest floor must be elevated 1.5 ft. above the Base Flood Elevation. Non-residential buildings may be flood-proofed in lieu of elevating. <p>A Civil Engineer must be consulted if any impact to the floodplain is greater than what is listed above and will require a conditional letter of map revision.</p> <p>A FEMA Elevation Certificate is required for structures prior to a Certificate of Occupancy.</p> <p style="text-align: center;">For Improvements on the Existing Foundation Only:</p> <ol style="list-style-type: none"> 1. If the project is <u>not</u> a substantial improvement, (<i>i.e.</i> a construction cost of less than 50% of the market value of the existing structure), the requirements above can be exempted if proof of the construction cost and market value are submitted and approved.
Fees:	<p>Application fee of \$100.00 at the time of submittal.</p> <p>The fees for New Sanitary Sewer connections are detailed in the <i>Sewer Tap Fees</i> which can be located at www.denvergov.org/developmentservices</p>