

## **Requirements for Construction Activities/Development in Special Flood Hazard Areas City of Ottawa**

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No person, firm, corporation, or governmental body not exempted by state law shall commence any development in the floodplain without first obtaining a development permit from the building official. The building official shall not issue a development permit if the proposed development does not meet the requirements of this article.

Development means any man-made change to real estate including, but not necessarily limited to:

- (1) Demolition, construction, reconstruction, repair, placement of a building, or any structural alteration to a building;
- (2) Substantial improvement of an existing building;
- (3) Installation of a manufactured home on a site, preparing a site for a manufactured home, or installing a travel trailer on a site for more than 180 days per year;
- (4) Installation of utilities, construction of roads, bridges, culverts or similar projects;
- (5) Construction or erection of levees, dams, walls, or fences;
- (6) Drilling, mining, filling, dredging, grading, excavating, paving, or other alterations of the ground surface;
- (7) Storage of materials including the placement of gas and liquid storage tanks; and
- (8) Channel modifications or any other activity that might change the direction, height, or velocity of flood or surface waters.

Development does not include maintenance of existing buildings and facilities; resurfacing roads; or gardening, plowing, and similar practices that do not involve filling, grading, or construction of levees.

### **Permitting in the Special Flood Hazard Area**

No person, firm, corporation, or governmental body not exempted by state law shall commence any development in the floodplain without first obtaining a development permit from the building official. The building official shall not issue a development permit if the proposed development does not meet the requirements of this article.

(a.) The application for development permit shall be accompanied by:

- (1) Drawings of the site, drawn to scale showing property line dimensions;
- (2) Existing grade elevations and all changes in grade resulting from excavation or filling;
- (3) The location and dimensions of all buildings and additions to buildings;
- (4) The elevation of the lowest floor (including basement) of all proposed buildings subject to the requirements of section 74-207 of this article; and
- (5) Cost of project or improvements as estimated by a licensed engineer or architect. A signed estimate by a contractor may also meet this requirement.

(b.) Upon receipt of an application for a development permit, the building official shall compare the elevation of the site to the base flood elevation. Any development located on land that can be shown by survey data to have been higher than the current base flood elevation and which has not been filled after the date of the site's first Flood Insurance Rate Map is not in the floodplain and therefore not subject to the requirements of this article. Conversely, any development located on land shown to be below the base flood elevation and hydraulically connected, but not show on the current Flood Insurance Rate Map, is subject to the provisions of this article.