

Date Stamp



Snohomish County  
Planning & Development Services  
3000 Rockefeller Avenue, M/S 604, Everett, WA 98201  
(425) 388 3311

# FLOOD HAZARD PERMIT APPLICATION

FILING FEE - \$300.00

Project File Number: \_\_\_\_\_  
(Snohomish County PDS to provide)

Property Tax Account Number(s): \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Site Address: \_\_\_\_\_

**APPLICANT:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY OWNER:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**CONTACT PERSON:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Reference File Number(s):** \_\_\_\_\_

Detailed Project Description: \_\_\_\_\_

Construction Dates: (Begin) \_\_\_\_\_ (End) \_\_\_\_\_

Legal Description of Property: \_\_\_\_\_

Name of Water Body: \_\_\_\_\_

Flood Hazard Area Designations (check one):

Floodway Fringe _____	Floodway* _____	Density** Fringe _____	Undifferentiated Flood Hazard Area _____
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\* Floodway location. Generally development is not allowed in floodway areas. Limited development can occur only if consistent with Sections 30.65.220 and 30.65.230 SCC.

\*\* Density Fringe location. The development criteria of Sections 30.65.250, 30.65.255, and 30.65.270 SCC must be satisfied. Information necessary to demonstrate compliance with these sections must be submitted with this application, see below.

**To be completed only if Density Fringe location:**

- a. Total area of subject property: \_\_\_\_\_ square feet
- b. Total area of proposed development: \_\_\_\_\_ square feet
- c. Width of subject property at development location: \_\_\_\_\_
- d. Width of proposed development: \_\_\_\_\_
- e. Is the proposed development designed and oriented to be parallel with the known flow of the floodwaters?  
Yes \_\_\_\_\_ No \_\_\_\_\_

**ADDITIONAL REQUIREMENT**

**Elevation Certificate**

If a permit can be issued for a proposed structure, it will be the responsibility of the applicant to provide certification by a registered professional land surveyor on the form provided by Snohomish County Planning and Development Services (PDS) as to the actual elevation of floodproofing of any permitted structure. This will be required prior to the applicable construction inspections specified by the certification form. A copy of the certification must be submitted to PDS.

**In signing this application, the landowner(s) or agent hereby grants Snohomish County Planning & Development Services the right to enter the above described location to inspect the work proposed, in progress, or work completed.**

I hereby affirm and certify, under penalty of perjury, that I am one of the owners or am under contract with the owners, and I believe that the above information and/or statements are true in all respects to the best of my knowledge.

\_\_\_\_\_  
**SIGNATURE** (Check one): ( ) Applicant ( ) Owner ( ) Agent

\_\_\_\_\_  
Date Signed

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**FOR PDS USE ONLY**

FIRM PANEL NO.: \_\_\_\_\_

DATE PERMIT ISSUED: \_\_\_\_\_

REFERENCE FILES: \_\_\_\_\_

FIRM ZONE: \_\_\_\_\_

BASE FLOOD ELEVATION: \_\_\_\_\_

# SNOHOMISH COUNTY PLANNING & DEVELOPMENT SERVICES

## FLOOD HAZARD SITE PLAN REQUIREMENTS

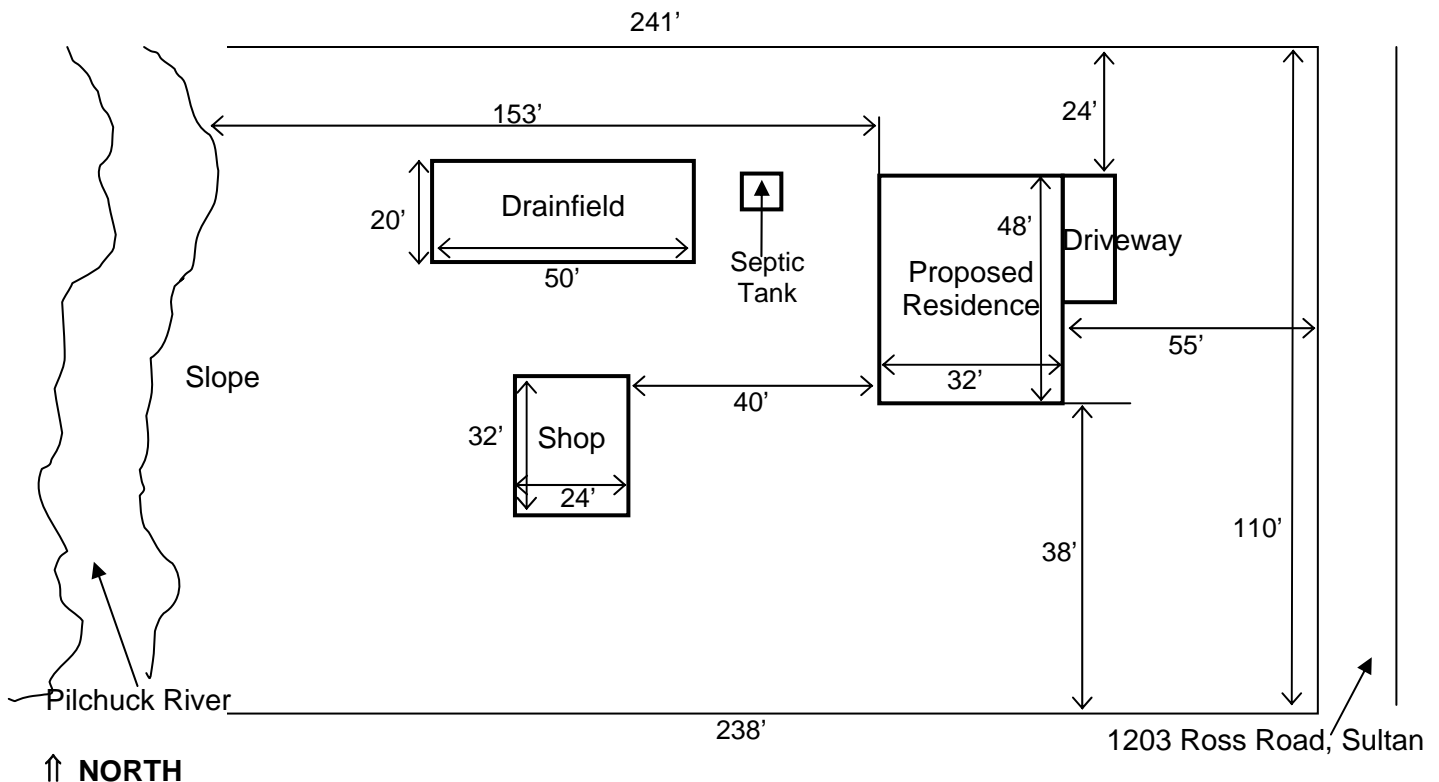
### A SITE PLAN IS AN ACCURATE AND DETAILED MAP OF YOUR PROPERTY:

It shows the size, shape, and special features of your property; and the size and location of any buildings or other improvements to the property. Site plans show what currently exists on your property, and any changes or improvements you are proposing to make.

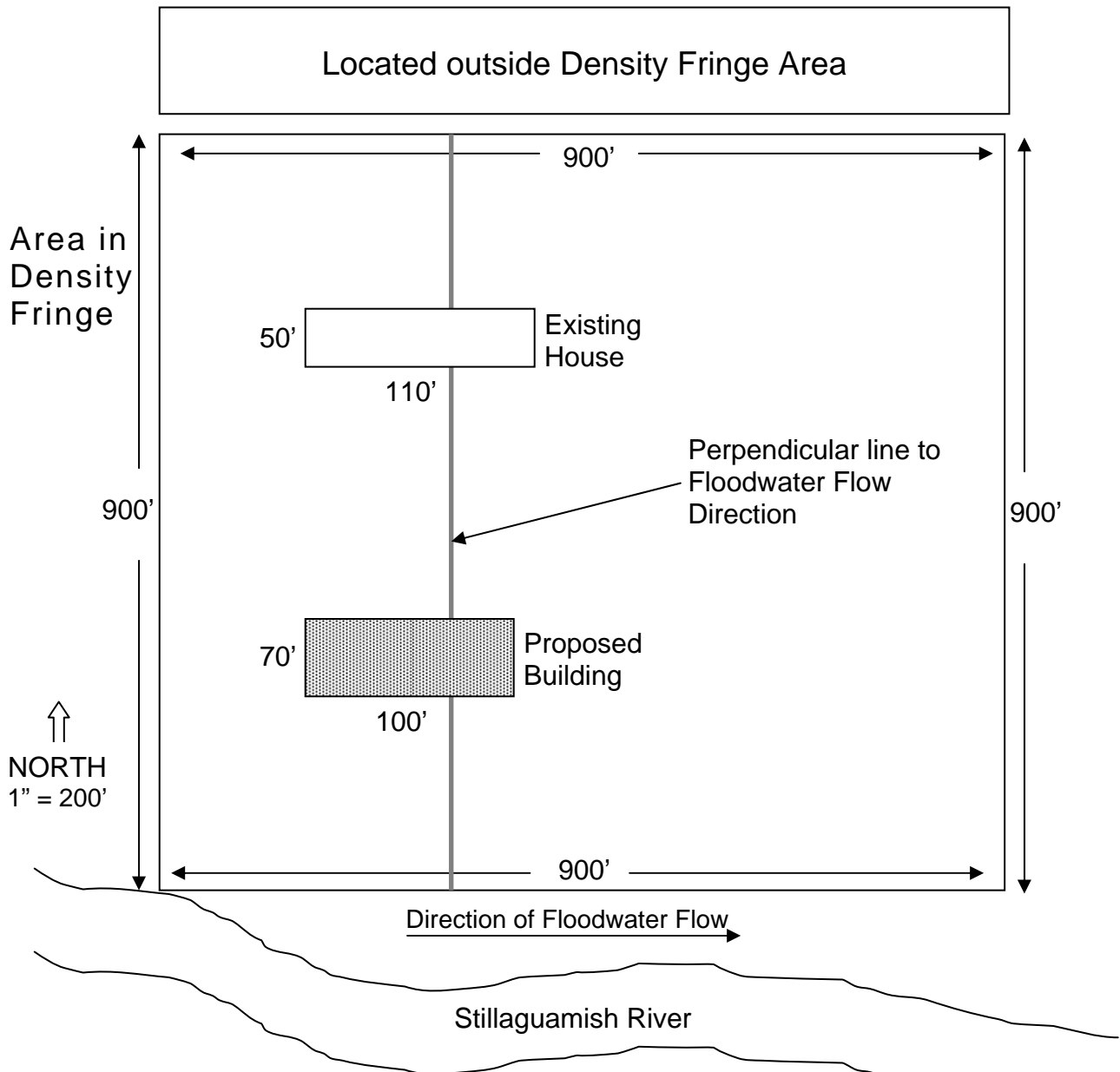
### A SITE PLAN MUST CONTAIN THE FOLLOWING INFORMATION:

1. Name of property owner, north arrow, and scale (not less than 1: = 50').
2. All property lines, easements and their dimensions.
3. Names of adjacent roads, location of driveways.
4. Location, size, and shape of buildings existing and proposed.
5. Distance of proposed building from ordinary high-water mark (if applicable), from edge of County road, and from side lot lines.
6. Location of any proposed propane tanks
7. Location of creeks, lakes, rivers, waterfront; and location of dikes.
8. Location and dimensions of existing or proposed sewage systems.
9. Dimensions and depth of any fill on site.
10. A survey showing the existing ground elevations at 4 corners of the building
11. Proposed ground elevations at 4 corners of the building, if applicable

### **SITE PLAN: J. Doe, 1203 Ross Rd., Sultan**



# SAMPLE SITE PLAN FOR DENSITY FRINGE AREA



**Maximum Allowable Density  
Lot Coverage (2%)  
(SCC 30.65.250)**

Total Square Feet in Density Fringe Area:		810,000 sq. ft.
House Size:		5,500 sq. ft.
Proposed Building Size:		7,000 sq. ft.
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(See Note*)		12,500 sq. ft.

\* Note: Maximum Allowable is 2% of the Total Square Feet (2% x 810,000 = 16,200, so this is well within that range)

**Maximum Allowable Lot  
Obstruction (15%)  
(SCC 30.65.255)**

Horizontal Perpendicular Line is:		900 feet
Width of House:		50 feet
Width of Proposed Building:		70 feet
<hr/>		
15% x 900 =		120 feet

# **FLOOD HAZARD CONSTRUCTION STANDARDS**

The purpose of this handout is to outline the information required on building plans for new construction in flood hazard areas to assure the utilization of flood-resistant materials.

Snohomish County code 30.65.110 (1)(a)(ii) requires that all new construction and substantial improvements to be "(c) onstructed using materials and utility equipment resistant to flood damage.

## **Use of flood resistant materials**

The Federal Emergency Management Agency (FEMA) guidelines for flood resistant materials are contained in Technical Bulletin 2-93. This publication is available for review or reproduction upon request.

Areas below the base flood elevation (BFE) are routinely constructed entirely out of concrete, which is considered a flood resistant material. It is also a common building practice to frame up from a concrete stem wall with wood construction to create a garage/storage space below the elevated first floor. Since garage spaces typically utilize sheetrock to achieve the necessary fire separation, construction of this type results in the use of materials subject to flood damage.

In order to comply with FEMA's guidelines for flood resistant materials as listed in Technical Bulletin 2-93, the use of untreated wood and sheetrock to cover wall members below the BFE is prohibited. The preferred design alternative (other than concrete walls) will be the use of pressure treated heavy timber construction (6"x10" horizontal, 8"x8" vertical) and pressure treated frame members. The ceiling can be protected with sheetrock if the first floor above the protected ceiling is one foot above the BFE and the sheetrock is less than one foot below that elevation. Cement board may be used as a substitute for sheetrock. Siding below the BFE shall utilize the acceptable materials listed in Technical Bulletin 2-93.

## **Required elevation**

All construction below the BFE is susceptible to flooding and must consist of flood-resistant materials. The BFE will be established by this department and conveyed to the applicant for incorporation into the building plans. In order to adequately determine if flood-resistant materials are required, proponents of new construction in flood prone areas shall provide a survey of existing ground elevations of the four corners of the proposed development and the proposed ground elevations of the proposed development.

The BFE shall be shown on the elevation drawings for the proposed structure. The BFE will be established by this department and conveyed to the applicant for incorporation into the building plans.

## **Basements**

SCC 30.65-120(2)(a) requires that the lowest floor, including basement, be elevated one foot above the BFE.

The National Flood Insurance Program defines a basement as "any area of the building having its floor subgrade (below ground level) on all sides."

Proponents of new construction in flood prone areas will need to be aware of final interior and exterior grade levels of the proposed structure to avoid having to elevate basements or to have crawl spaces rated as basements for insurance purposes.

## **Openings to equalize hydrostatic flood forces**

SCC 30.65.120(2)(b) requires that "(f) ully enclosed areas below the lowest floor are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit floodwaters." The minimum criteria is found at SCC 30.65.120(2)(b)(i), (ii) and (iii) and is generally consistent with standard foundation venting requirements as to size. These vents are to be located no higher than one foot above the interior and exterior grade and must provide for the automatic entry and exit of floodwaters.

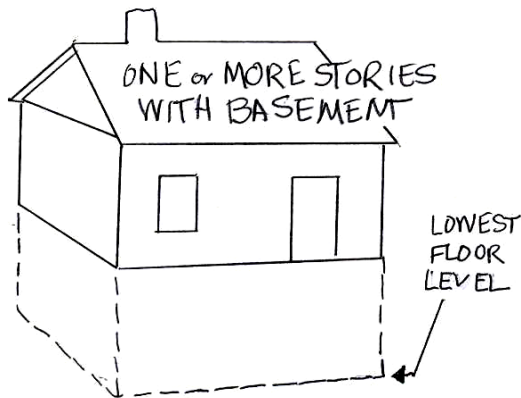
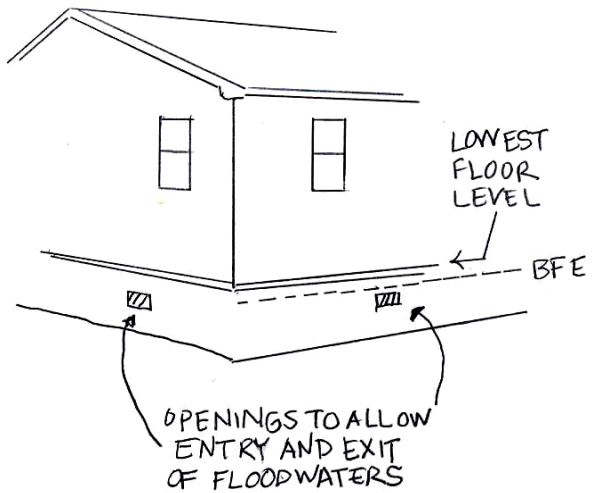
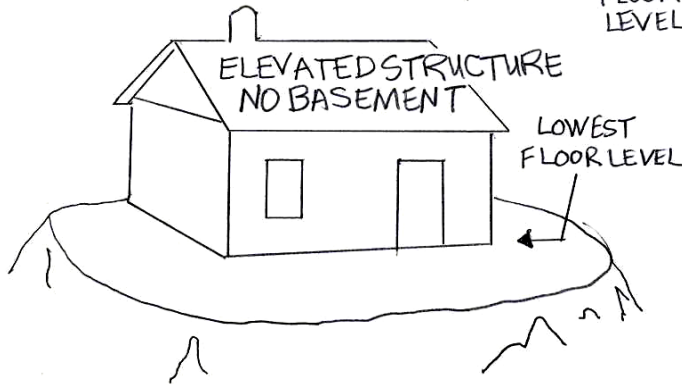
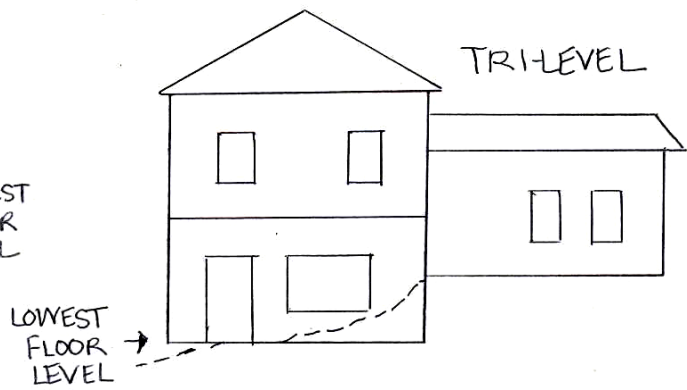
## **Electrical gear and equipment**

SCC 30.65.120(1) requires that "(a) ll electrical, heating, ventilation, plumbing and air conditioning equipment that is permanently affixed to a structure and which may be subject to floodwater damage shall be elevated a minimum of one foot above the BFE or higher (unless within an approved watertight structure)." Electrical outlets, with or without GFI, shall be one foot above BFE.

# FLOOD HAZARD REQUIREMENTS

## Determining Lowest Floor Level

(Residential Structures)



A minimum of 2 opening with total area not less than 1 square inch for every square foot enclosed area.

Bottom of all openings shall be no higher than 1 foot above interior and exterior grade.

Openings may be equipped with screens provided they permit entry and exit of floodwater.

