



Fairbanks North Star Borough
Department of Community Planning
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 planning@fnsb.us

For Office Use Only
 Received By: _____
 Date Submitted: _____

FLOODPLAIN PERMIT APPLICATION
 File No. _____

Applicant:	Property Owner:
Contact Name:	Name:
Business Name:	Mailing Address:
Mailing Address:	City, State Zip:
City, State Zip:	Phone:
Contact Number	Cell
E-mail:	E-mail:

Property Information:	
Property Description:	
Street Address with City & Zip:	Parcel Account Numbers (PAN):
Flood Zone for Building Site:	Cost of Project:
BFE for Building Site:	Datum used for BFE: <input type="checkbox"/> 1929 NGVD <input type="checkbox"/> 1988 NAVD
Existing Use & Structures:	

Proposed Project / Use: Check boxes for all applicable project elements.		
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> MANUFACTURED HOME	<input type="checkbox"/> ROAD CONSTRUCTION
<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> RECREATIONAL VEHICLE	<input type="checkbox"/> WATERCOURSE ALTERATION
<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> STORAGE OF EQUIPMENT, ETC	<input type="checkbox"/> BRIDGE / CULVERT (Please Circle)
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> STORAGE OF HAZARD MATERIAL	<input type="checkbox"/> HISTORIC STRUCTURE
<input type="checkbox"/> SUBSTANTIAL IMPROVEMENT	<input type="checkbox"/> GRADE / EXCAVATION / FILL	<input type="checkbox"/> CRITICAL FACILITIES
<u>Description of Proposed Use:</u>		

I certify that (I am) (I am authorized to act for) the owner of the property. I certify that the information included in this application is to the best of my knowledge true and complete.

APPLICANT SIGNATURE: _____ DATE: _____
 By signing this application, the land owner or agent hereby grants the FNSB the right to enter onto the above described location to inspect the work proposed, in progress, and/or work completed.

I can be notified of the decision at the above (phone number) (email) (address)..

SUBMITTAL REQUIREMENTS – All applications require the submittal of a site plan.

Please read and initial:

- _____ I certify that I have received all necessary permits (if applicable) from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1344 (wetlands regulations).
- _____ I understand that an Elevation Certificate or other certificate/report that states the development complies with FNSB Title 15 is required at substantial completion of construction.
- _____ I understand an application for a Certificate of Compliance must be made no later than 60 days after obtaining an elevation certificate or floodproofing certificate.

Check boxes to indicate the information provided. (See Appendixes A & B)

All Structures

- Site plan showing the nature, **location, dimensions, and elevation** (1929 NGVD or 1988 NAVD) of the property located within the floodplain, existing or proposed structures, locations of proposed fill, location of storage of materials including fuel, and location of drainage facilities. **Elevations used for the site plan shall use the same vertical datum for the Elevation Certificate.**
- Proposed elevation (1929 NGVD or 1988 NAVD) of the **lowest floor, including basements/crawlspaces** of all structures including garages.
- Proposed elevation (1929 NGVD or 1988 NAVD) of **ALL machinery service the structure including furnaces, hot water heaters, air conditioning, ductwork, well head, and utility meters.**
- Evidence that the proposed structure will be adequately protected from inundation, in a manner describe in FNSBC 15.04.110 (Construction Standards).

Non-Residential Structures – Additional Items

- Certification by a registered professional engineer or architect that the floodproofing methods for any **nonresidential structure** meet the floodproofing criteria in FNSBC 15.04.110(D).
- Proposed elevation (1929 NGVD or 1988 NAVD) (in relation to mean sea level) to which any **nonresidential structure** has been floodproofed.
- Evidence that other fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding comply with FNSBC 15.04.110(C)(2).

Projects Within Regulatory Floodway

- Submit Hydrologic and Hydraulic Analyses performed in accordance with standard engineering practice demonstrating that the proposed development will not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- No-Rise Certification prepared by a registered professional engineer for all projects located in the **Regulatory Floodway.**

Alteration or Relocation of a Watercourse / Encroachments

- Written description, if applicable, describing the extent which a watercourse will be altered or relocated as a result of the proposed development (USACE wetland application can suffice).
- A report from a registered engineer or certified hydrologist stating that the ability of the channel to adequately carry floodwater will be maintained at that same capacity as prior to alteration, or a certification from the U.S. Army Corps of Engineers, Floodplain Management Section, stating the same.

Mining, Excavation, etc.

- Detailed description of the proposed development, identifying the extent to which the flow of floodwaters will be impeded or impacted.
- Report from a registered engineer or certified hydrologist stating that the proposed development will not diminish the movement or withdrawal of floodwaters, or pollute or be polluted by floodwaters, or a certification from the U.S. Army Corps of Engineers, Floodplain Management Section, stating the same.

Encroachments Within Zone AE, No Regulatory Floodway

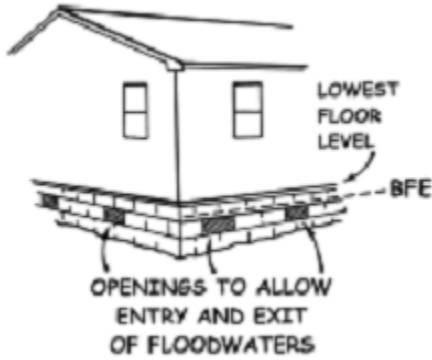
- Submit proof demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot (1') at any point within the community.

SITE DETAILS

Please fill in this form to accommodate the floodplain permit application.

TYPE OF CONSTRUCTION

(Please check the box for how the structure is being constructed.)



Foundation Stem Walls



Fill



Piers, Piles and Posts

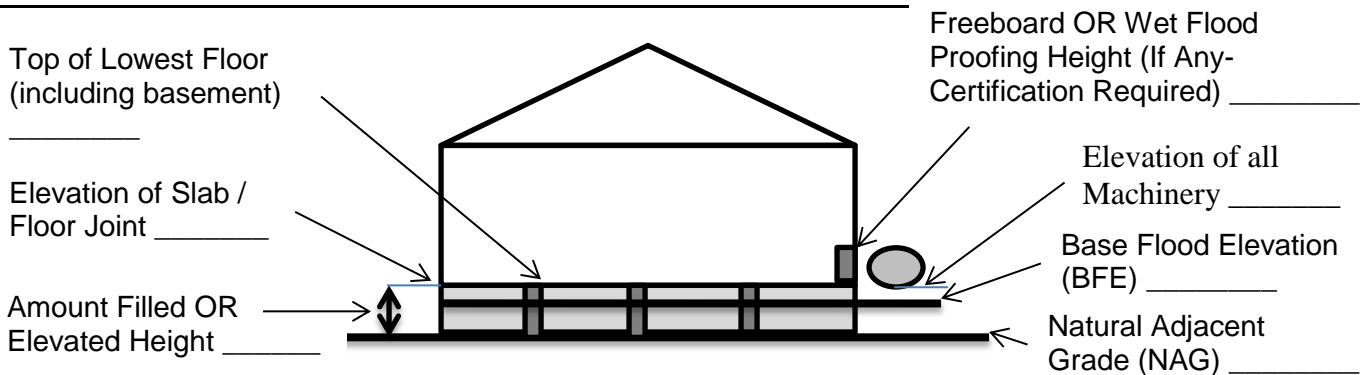


Slab on Grade

Other (please submit drawing and describe): _____

ELEVATION CALCULATIONS IN RELATION TO MEAN SEA LEVEL

(Please fill in the blanks.)



APPENDIX A: SITE PLAN REQUIREMENTS AND EXAMPLE

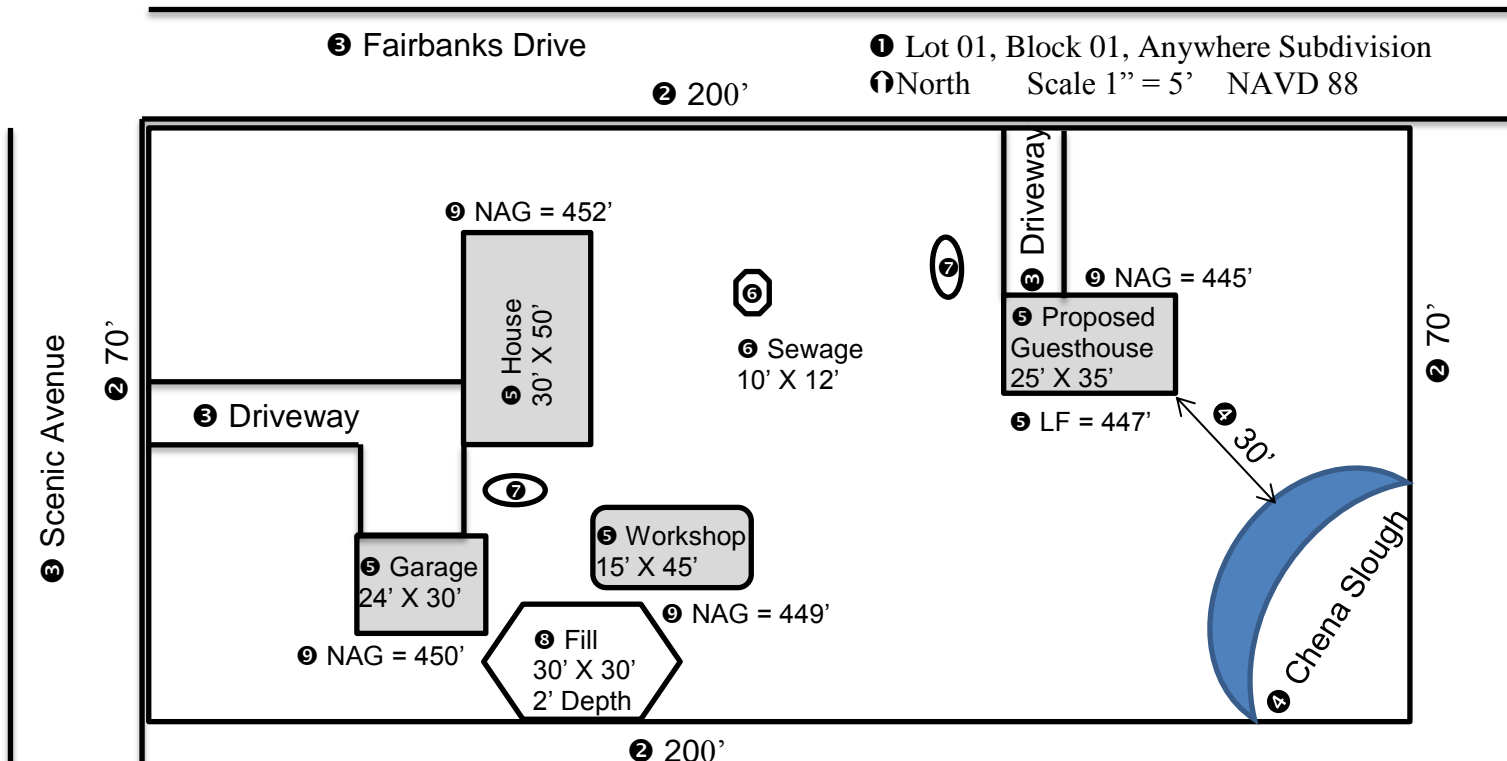
A SITE PLAN IS AN ACCURATE AND DETAILED MAP OF YOUR PROPERTY:

It shows the size, shape, location and special features of your property; and the size 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. Legal description of the parcel, north arrow and scale
2. All property lines and their dimensions
3. Names of adjacent roads, location of driveways
4. Location of sloughs, rivers, lakes with setbacks indicated.
5. Location, size, shape of all buildings, existing and proposed, with elevation of lowest floor indicated.
For structures proposed in the floodplain, crawlspace grade is considered a "floor elevation"
6. Location and dimensions of existing or proposed on-site sewage systems.
7. Location of all propane tanks, fuel tanks or other liquid storage tanks.
8. Dimensions and depth of any fill on site.
9. A survey showing the **existing ground elevations/natural adjacent grade (NAG)** at location of building site(s).

ELEVATION NOTE: All vertical datum will reference either NGVD 29 or NAVD 88. Assumed datum will not be acceptable unless the property is located in an area where vertical datum has not been published. For those areas where vertical datum has not been established, a site plan with contours, elevations using assumed datum, high water marks and existing water levels of sloughs, rivers, lakes or streams and proposed lowest floor elevations is required.



APPENDIX B: CONSTRUCTION STANDARDS

A. No person *shall* construct or substantially improve any *structure* within a *special flood hazard area* that is not in compliance with this section.

B. General Construction Standards. All *new construction* or *substantial improvements* to a *structure shall* be constructed using methods and practices that minimize *flood* damage and comply with the following standards:

1. *Structures shall* be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed or located so as to prevent water from entering or accumulating within the components during conditions of *flooding*.
2. Fuel storage tanks and other liquid storage tanks *shall* be secured to prevent disturbance by floodwater. Buried tanks *shall* be secured to a concrete base slab of sufficient volume to prevent flotation or otherwise adequately secured. Both fill and vent pipes *shall* extend at least one foot above the *base flood elevation*.
3. On-site waste disposal systems *shall* be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters and *shall* be located to avoid impairment to them or contamination to them during *flooding*.
4. All *new construction* and *substantial improvements* (including the placement of prefabricated buildings and *manufactured homes*) *shall* be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the *structure* resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
5. All *new construction* and *substantial improvements* below the *base flood elevation shall* be constructed with materials resistant to *flood* damage.
6. New and replacement water supply systems *shall* be designed to minimize or eliminate infiltration of *flood* waters into the systems.

C. Residential Structures. All *new construction* of and *substantial improvements* to residential *structures shall* have:

1. The *lowest floor* (including basement) elevated to or above the *base flood elevation*; and
2. Other fully enclosed areas below the *lowest floor*, such as crawl spaces, that are subject to *flooding*, and that are usable solely for the parking of vehicles, building access, or limited storage, *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 criteria:
 - a. 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.
 - b. The bottom of all openings *shall* be no higher than one foot above grade.
 - c. Openings *shall* be equipped with screens, louvers, valves, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.

D. **Nonresidential Structures.**

1. All *new construction* of and *substantial improvements* to nonresidential *structures* shall have either:
 - a. The *lowest floor* (including basement) elevated to or above the *base flood elevation*; or
 - b. Together with attendant utility and sanitary facilities, be designed so that below the *base flood* level the *structure* is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
2. Where a nonresidential *structure* is intended to be made watertight below the *base flood* level:
 - a. A registered professional engineer or architect *shall* develop and/or review structural designs, specifications, and plans for the construction, and *shall* certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of subsection (D)(1) of this section; and
 - b. A record of such certificates which includes the specific elevation (in relation to mean sea level) to which such *structures* are floodproofed *shall* be maintained by the department of community planning.
3. Other fully enclosed areas below the *lowest floor* that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to *flooding* shall comply with the requirements of subsection (C)(2) of this section.

E. **Accessory Structures.** *Accessory structures* shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters, and *shall* be anchored to prevent flotation which *may* result in damage to other *structures*. Services utilities such as electrical and heating equipment *shall* be elevated or floodproofed.

F. **Recreational Vehicles.** In a *special flood hazard area*, a *recreational vehicle* must be licensed and titled as a *recreational vehicle* or park model (not as a permanent residence) and ready for highway use (i.e., on its wheels or jacking system, have no attached deck, porch or shed, and have quick-disconnect sewage, water and electrical connectors) or be on the site for fewer than 180 consecutive days. *Recreational vehicles* that do not meet these conditions must obtain a permit and meet the elevation and anchoring requirements for *manufactured homes*.

G. **Critical Facilities.** The following additional standards apply to *critical facilities*:

1. Construction of new *critical facilities* shall be, to the extent possible, located outside the limits of the *special flood hazard area*. Construction of new *critical facilities* shall be permissible within the *special flood hazard area* if no feasible alternative site is available.
2. *Critical facilities* constructed within the *special flood hazard area* shall have the *lowest floor* elevated three feet above the *base flood elevation* or to the height of the 500-year *flood*, whichever is higher.
3. Access to and from the *critical facility* should be protected to the height utilized above.
4. *Floodproofing* and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters.
5. Access routes elevated to or above the level of the *base flood elevation* shall be provided to all *critical facilities* to the extent possible.

Standards for manufactured homes.

A. **Manufactured homes** that are placed or *substantially improved* within a *special flood hazard area* on any of the following sites must be elevated on a permanent foundation such that the *lowest floor* of the *manufactured home* is elevated to or above the *base flood elevation* and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement:

1. Outside of a *manufactured home park or subdivision*;
2. In a manufactured home;
3. In an expansion to an *existing manufactured home park or subdivision*; or
4. In an *existing manufactured home park or subdivision* on which a *manufactured home* has incurred *substantial damage* as the result of a *flood*.

B. **Manufactured homes** to be placed or *substantially improved* on sites in an *existing manufactured home park or subdivision* within the *special flood hazard area* that are not subject to the provisions of subsection (A) of this section must be elevated so that either:

1. The *lowest floor* of the *manufactured home* is at or above the *base flood elevation*; or
2. The *manufactured home* chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and is securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.