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- Food Service & Sanitation
- Animal Control
- Floodplain Management
- Radiological Control
- Solid Waste Management

A - ZONE REQUIREMENTS

Permit Fee - \$100.00

Our office has 5 days to review a permit application before issuing a permit. Permits are effective for one year from date of issuance.

A permit is required for all development, included but not limited to substantial improvements, additions to homes, new homes, replacing siding, roof, commercial structures, enclosures, storage buildings, barns, garages, carports, fill dirt, electrical, and recreational vehicles. Anything you are not sure of, the best idea would be to call our office before starting any type of development.

To obtain a permit, the following information is needed at the time of application:

Elevation certificate for an area that has not had the Base Flood Elevation established, the elevation cert. should show the lowest adjacent grade, the highest adjacent grade and the elevation of the lowest floor. A zones that have a BFE established (such as A6) the ground elevation and the lowest floor will be shown. Elevation cert. will also be required for electrical permits.

P.E. Certified Construction Drawings – in accordance with NFIP Regulations (44 CFR Parts 59-78) Section C Paragraph 3 through 6 (Copies of this are in the County Floodplain office. Venting requirements are in Section C Paragraph 5. Floor plan must be shown on drawings.

Cost of Development – includes labor and material costs

Septic Permit – If you are required to have aseptic system, a septic permit must be turned into our office and approved before a development permit will be issued.

Additional Information:

Fill Dirt is allowed in Zones “A” to meet elevation requirements for any development (homes, shops/garages, mobile homes etc.) A fill dirt permit must be obtained first, they will bring in the elevation cert showing natural ground, and after the dirt is placed and leveled then you will need a final and that certificate can be used to build the structure by also.

In unnumbered A-Zones, all new construction and substantial improvements of **residential structures** shall have the lowest floor elevated at least 2’ above the highest adjacent grade.

In unnumbered A-Zones, all new construction and substantial improvement of **non-residential Structures** shall have the lowest floor either elevated at least 2’ above the highest adjacent grade or be completely flood proof to that level to meet the flood proofing standards specified in 44CFR 60.3 (C)(3) (II).

Vents- All new construction and substantial improvements that have fully enclosed areas below the BFE are to be used for parking, building access or storage and shall be designed to automatically equalize hydrostatic flood forces.

A minimum of 2 openings (vents) having a total net area of not less than one square inch for every foot of enclosed area. They must be installed no higher than 1’ above grade. They may be vented with screen, louvers, valves or other coverings that permit automatic entry and exit of floodwater.

Mobile Homes are allowed, provided the lowest floor is elevated 2’ above the BFE, in A zones that the BFE is established or 2’ above the highest adjacent grade in unnumbered A zones and securely anchored.

Accessory Buildings – Portable Storage Buildings, must be free standing, used strictly for storage, unfinished on the interior, anchored down to resist floatation or lateral movement. Will be required to sign a non-conversion (no living area) agreement.

Detached garages – are allowed in an “A” Zone, you can bring in fill dirt to bring the slab to the required elevation or if they are not having restrooms are living area in the garage/shop then they must vent it. The vents will be shown on the final elevation certificate. This also means meeting the requirements to obtain a permit (listed above). In an “A” and “AE” Zones building can be larger than 300 sq. feet.

Substantial Damage & Substantial Improvement – any structure built before 1975 is considered Pre-Firm. If you repair, remodel your structure and you go over the value by 50% you must bring the structure into compliance with current regulations for the current flood zone.

Example – Home is valued at 100,000.00 (home value and attachments values only) we used the Appraisal Roll Values, you can do up to 50,000.00 without not having to come into compliance. If they are close to that value than 3 bids are required from contractors for all the work, including demolitions, remodel etc. Normal contractor costs, (not your friend, brother, brother in law type work)

Definition of Development – Means any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation and drilling operations.

WEBSITES:

FEMA – Federal Emergency Management – FEMA.GOV

NFIP - NATIONAL FLOOD INSURANCE PROGRAM – FEMA.GOV

TWDB – TEXAS WATER DEVELOPMENT BOARD – TWDB.TEXAS.GOV

TDI – TEXAS DEPARTMENT OF INSURANCE – TDI.TEXAS.GOV

This Outline is a highlight of the “A” Zone Requirements and is not the complete list of regulations. It is important that individuals contact this office prior to construction.