

Floodplain Zoning Requirements

1. Permits are required for **ALL** structures and additions (including mobile homes, sheds, decks etc.)
2. Permits are required for **ALL** septic systems installations OR modifications.
3. Septic Systems installed in the floodplain must have backflow prevention devices installed and working to prevent sewage back-up into structure.
4. A \$200.00 refundable fee will be charged to all permits in the floodplain. This is refunded after confirmation of the lowest floor of the building is built at least 1.5 feet above the Base Flood Elevation (BFE), or confirmation the structure was to either FEMA dry or wet flood-proofing code.
5. Septic compliance inspection required for any and all systems located in the floodplain, if adding either a bedroom or bathroom, before any permit can be issued.
6. Call Planning and Zoning Office for information whether your property or structure is located in floodplain. (1-800-482-6804) If floodplain determination cannot be made by Polk County Zoning Office; Certificate of Elevation will be needed from a licensed Land Surveyors (listed in the yellow pages; AE2S, Herzog CPS, Houston Eng., Murray Surveying, Pribula, Widseth Smith & Nolting)
7. Basements are not allowed in new construction in the floodplain, the lowest floor must be at least 1.5 feet above the BFE.
8. US Army Corp of Engineer and Watershed District approved ring dikes **Do Not** remove that property from the floodplain or need to meet flood plain standards. They will only add more protection for property and life.
9. If a determination is made that a property or structure is **OUT** of floodplain, Flood insurance is NOT mandatory; but highly recommended. (20-30% of all flood losses happen outside the marked floodplain)
10. All new residence construction must have the bottom floor elevated 1.5 feet above the BFE, either by elevating on fill, pillars, or crawl space walls etc.
11. Any new additions built on to an existing nonconforming structure must be built to the new floodplain standards of 1.5 feet above the BFE regardless of preexisting structures, and the cost of the addition may not exceed 50% of the structure assessed value.
12. All new accessory structure construction must be 1.5 feet above the BFE either by elevating on fill or using wet flood proofing standards with flood resistant materials up to the base flood elevation. Wet flood proofing requires a certified engineer plan and final inspection.
13. Automatic water openings, gates or vents must be used in wet flood proofing construction to equalize water pressure around the structure to avoid floatation. One square inch of opening per one square feet of floor space. This must be designed and approved by a certified engineer. (Example: structure size of 24 feet x 24 feet= 576 square feet, 576 square inches of openings would be needed.)