

FLOODPLAIN DEVELOPMENT PERMIT/APPLICATION

Application No.: _____ Date: _____

TO THE ADMINISTRATOR: The undersigned hereby makes application for a permit to develop in the Special Flood Hazard Area (SFHA) or "floodplain." The work to be performed, including flood protection works, is as described below and in attachments hereto. The undersigned agrees that all such work shall be in accordance with the requirements of the Floodplain Management Ordinance and with all other applicable county/city ordinances, federal programs, and the laws and regulations of the State of Missouri.

Owner or Agent _____ Date _____ Builder _____
Address _____ Address _____
Telephone Number _____ Telephone Number _____

SITE DATA

1. Location: _____ 1/4; _____ 1/4; Section _____; Township _____; Range _____
Street Address: _____
2. Type of Development: Filling _____ Grading _____ Excavation _____ Minimum Improvement _____
Routine Maintenance _____ Substantial Improvement _____ New Construction _____ Other _____
3. Description of Development: _____
4. Premises: Structure Size _____ ft. By _____ ft. Area of Site _____ Sq. Ft.
Principal Use: _____ Accessory Uses (storage, parking, etc.): _____
5. Value of Improvement (fair market): \$ _____ Pre-Improvement/Assessed Value of Structure: \$ _____
6. Is the Property Located in a Designated FLOODWAY? Yes _____ No _____
IF ANSWERED YES, CERTIFICATION MUST BE PROVIDED PRIOR TO THE ISSUANCE OF A PERMIT TO DEVELOP, THAT THE PROPOSED DEVELOPMENT WILL RESULT IN NO INCREASE IN THE BASE (1%) FLOOD ELEVATIONS.
7. Is the Property Located in a Designated Floodplain FRINGE or a Floodplain (SFHA) without a Designated FLOODWAY? Yes _____ No _____
8. Elevation of the 1% Base Flood (ID source) _____ NGVD/NAVD
9. Elevation of the Proposed Development Site _____ NGVD/NAVD
10. Community Ordinance Elevation/Floodproofing Requirement _____ (add one foot to #8 and enter here) NGVD/NAVD
11. NFIP Flood Insurance Rate Map Panel(s) Number(s) _____
12. Other Permits Required? Corps of Engineer 404 Permit: Yes _____ No _____ Provided _____
State Department of Natural Resources 401 Permit: Yes _____ No _____ Provided _____
Environmental Protection Agency NPDES Permit: Yes _____ No _____ Provided _____

All Provisions of Ordinance Number _____, the "Floodplain Management Ordinance", shall be in Compliance.

PERMIT APPROVAL/DENIAL

Plans and Specifications Approved/Denied this _____ Day of _____, 20 _____

Signature of Property Owner or Agent _____ Authorizing Official _____

Print Name and Title _____ Print Name and Title _____

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT FLOOR) OF ANY NEW OR SUBSTANTIALLY IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED _____ FOOT/FEET ABOVE THE BASE FLOOD ELEVATION. IF THE PROPOSED DEVELOPMENT IS A NON-RESIDENTIAL BUILDING, THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF A NEW OR SUBSTANTIALLY IMPROVED NON-RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOODPROOFED _____ FOOT/FEET ABOVE THE BASE FLOOD ELEVATION.

THIS PERMIT IS USED WITH THE CONDITION THAT THE DEVELOPER/OWNER WILL PROVIDE CERTIFICATION BY A REGISTERED ENGINEER, ARCHITECT, OR LAND SURVEYOR OF THE "AS-BUILT" LOWEST FLOOR (INCLUDING BASEMENT) ELEVATION OF ANY NEW OR SUBSTANTIALLY IMPROVED BUILDING COVERED BY THIS PERMIT.



City of Branson
Planning and Development Department
110 W. Maddux St., Ste. 215
Branson, MO 65616
417-337-8549/Fax 417-334-2391

FLOODPLAIN DEVELOPMENT

City of Branson Municipal Code Chapter 38 - Environment

Purpose

To promote the public health, safety, and general welfare; to minimize those losses described in Chapter 38 of the Branson Municipal Codebook, and to maintain the community's eligibility to participate in the National Flood Insurance Program.

Floodplain Development Permit

No development within any numbered or unnumbered A zone or AE zones on the current FIRM maps dated March 15, 2012 may be initiated until an applicant obtains a Floodplain Development Permit (FDP) prior to any construction activity.

Development is defined as "any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials".

Note: Staff is available to assist you in answering questions 6, 7, 8, and 12 of your Floodplain Development Permit/Application. If your project is located in a wetland or stream, we will notify you if a 404, 401, and/or a NPDES permit may be required. If a permit(s) is required, please contact the following agencies:

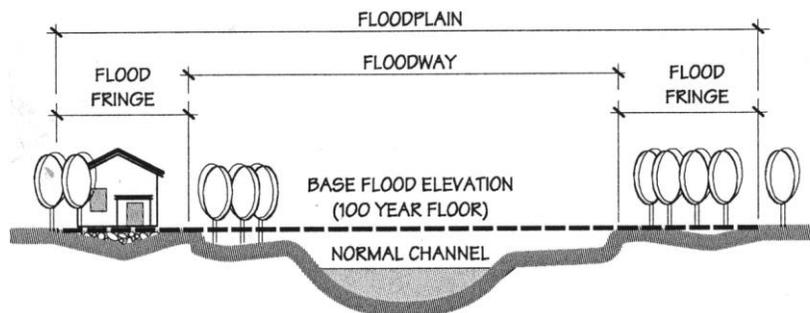
404 Permit – Corps of Engineers

- 501-324-5295
- Visit: <http://www.swl.usace.army.mil/>
- Click on the black button "Regulatory Permits"
- In the lower right hand corner of the screen, click the red box that says "CLICK TO FILL OUT A CORPS PERMIT"

401 Permit and NPDES Permit -Missouri Department of Natural Resources (DNR)

573-751-1300

<http://dnr.mo.gov/env/wpp/401/>



Cost that must be included in determining value of improvement/repair

Items that must be included in the value of improvement and the costs to repair are those that are directly associated with the building. The following list of costs that must be included is not intended to be exhaustive, but characterizes the types of costs that must be included:

- Materials and labor, including the estimated value of donated or discounted materials and owner or volunteer labor
- Site preparation related to the improvement or repair (e.g., foundation excavation or filling in basements)
- Demolition and construction debris disposal
- Labor and other costs associated with demolishing, moving, or altering building components to accommodate improvements, additions, and making repairs
- Costs associated with complying with any other regulations or code requirement that is triggered by the work, including costs to comply with the requirements of the Americans with Disabilities Act (ADA)
- Costs associated with elevating a structure when the proposed elevation is lower than the BFE
- Construction management and supervision
- Contractor's overhead and profit
- Sales taxes on materials
- Structural elements and exterior finishes, including:
 - Foundations (e.g., spread or continuous foundation footings, perimeter walls, chainwalls, pilings, columns, posts, etc.)
 - Monolithic or other types of concrete slabs
 - Bearing walls, tie beams, trusses
 - Joists, beams, subflooring, framing, ceilings
 - Interior non-bearing walls
 - Exterior finishes (e.g., brick, stucco, siding, painting, and trim)
 - Windows and exterior doors
 - Roofing, gutters, and downspouts
 - Hardware
 - Attached decks and porches
- Interior finish elements, including:
 - Floor finishes (e.g., hardwood, ceramic, vinyl, linoleum, stone, and wall-to-wall carpet over subflooring)
 - Bathroom tiling and fixtures
 - Wall finishes (e.g., drywall, paint, stucco, plaster, paneling, and marble)
 - Built-in cabinets (e.g., kitchen, utility, entertainment, storage, and bathroom)
 - Interior doors
 - Interior finish carpentry
 - Built-in bookcases and furniture
 - Hardware
 - Insulation
- Utility and service equipment, including:
 - Heating, ventilation, and air conditioning (HVAC) equipment
 - Plumbing fixtures and piping
 - Electrical wiring, outlets, and switches
 - Light fixtures and ceiling fans
 - Security systems
 - Built-in appliances
 - Central vacuum systems
 - Water filtration, conditioning, and recirculation systems

Costs that may be excluded from determining value of improvement/repair

Items that can be excluded are those that are not directly associated with the building. The following list characterizes the types of costs that may be excluded:

- Clean-up and trash removal
- Costs to temporarily stabilize a building so that it is safe to enter to evaluate and identify required repairs
- Costs to obtain or prepare plans and specifications
- Land survey costs
- Permit fees and inspection fees
- Carpeting and recarpeting installed over finished flooring such as wood or tiling
- Outside improvements, including landscaping, irrigation, sidewalks, driveways, fences, yard lights, swimming pools, pool enclosures, and detached accessory structures (e.g., garages, sheds, and gazebos)
- Costs required for the minimum necessary work to correct existing violations of health, safety, and sanitary codes
- Plug-in appliances such as washing machines, dryers, and stoves

PLEASE READ BELOW

If your structure meets any of the following criteria, your structure will be subject to compliance requirements for demolition or elevating your structure.

Nonconforming use. A structure, or the use of a structure or premises that was lawful before the passage of the city's floodplain ordinance, but which is not in conformity with the provisions of Chapter 38, may be continued subject to the following conditions:

- If such structure, use, or utility service is discontinued for twelve (12) consecutive months, any future use of the building shall conform to Chapter 38 of the City of Branson Municipal Code.
- If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the pre-damaged market value of the structure.

Cumulative improvement. A use or structure may be improved (remodeled or enlarged) without conforming to current requirements for elevation so long as the cumulative value of all work done within the last five calendar years does not exceed 50 percent of the structure's current market value. If the cumulative value of the improvement exceeds 50 percent of the structure's current market value, the structure must be brought into compliance which requires elevation of residential structure to or above the base flood elevation or the elevation/flood proofing of non-residential structures to or above the base flood elevation.

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term "substantial damage" includes repetitive loss. Repetitive loss means flood-related damages sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event, equals or exceeds 25 percent of the market value of the structure before the damage occurred.