



## Application for Permit to Develop in a Floodplain Area Residential Construction

City of Junction City  
680 Greenwood Street/PO Box 250  
Junction City OR 97448  
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[www.ci.junction-city.or.us](http://www.ci.junction-city.or.us)

The undersigned hereby makes application for a permit to develop in a designated floodplain area. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the City of Junction City Floodplain Ordinance 1063 and with all other applicable local, state and federal regulations. This application does not create liability on the part of the City of Junction City or any officer or employee thereof for any flood damage that results from reliance on this application or any administrative decision made lawfully hereunder.

Property Owner: \_\_\_\_\_

Builder: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Site Address of Residence: \_\_\_\_\_

Special Flood Hazard Zone: \_\_\_\_\_ Map Number & Panel: \_\_\_\_\_

Are other federal, state, or local permits obtained? \_\_\_\_\_

If so, please describe \_\_\_\_\_

See the city's website at <http://www.ci.junction-city.or.us/ord/title10/10-9.html> for the floodplain ordinance. Please attach drawings or additional sheets needed to provide information showing compliance with the following standards. Site plans and building plans must be submitted in duplicate and are in addition to plans required for building permit. These plans must show the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, and drainage facilities.

### GENERAL STANDARDS

- (a) Explain or show anchoring provided to prevent flotation, collapse, or lateral movement of the structure. \_\_\_\_\_
- (b) Explain or show construction materials and methods used to resist flood damage.  
\_\_\_\_\_
- (c) Explain or show how electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or

located so as to prevent water from entering or accumulating within the components during conditions of flooding. \_\_\_\_\_

**SPECIFIC STANDARDS for RESIDENTIAL CONSTRUCTION**

- (d) What is the base flood elevation on the site? \_\_\_\_\_
- (e) Please include a site plan showing the elevations at the corners of the proposed building or addition. These elevations are: \_\_\_\_\_
- (f) What is the lowest floor elevation (including below grade crawlspace) of the building (in relation to mean sea level)? \_\_\_\_\_ *(Note: The definition of Below-Grade Crawlspace is an area under the lowest floor with its floor subgrade (below ground level) on all sides).*
- (g) Elevation to which all utilities, including heating and electrical equipment will be protected from flood damage. \_\_\_\_\_
- (h) Are there any fully enclosed areas below the lowest floor? \_\_\_\_\_
  - a. If so, how are these designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters, per Flood Protection Ordinance 1063? \_\_\_\_\_  
\_\_\_\_\_
  - b. What are the total square feet of fully enclosed area below the lowest floor? \_\_\_\_\_  
\_\_\_\_\_
  - c. What are the total square inches of opening provided in enclosed area below the lowest floor? \_\_\_\_\_
- (i) Is there a below-grade crawlspace? \_\_\_\_\_ If so please provide a drawing with the following information in addition to (h) a. through b. above:
  - a. What is the interior grade of the crawlspace \_\_\_\_\_ *(The interior grade shall be no lower than two (2) feet below the lowest adjacent grade)*
  - b. What is the height of the below-grade crawlspace measured from the interior grade of the crawlspace to the top of the crawlspace foundation? *(The height cannot exceed four (4) feet at any point).* \_\_\_\_\_  
\_\_\_\_\_
  - c. Show or describe drainage system that removes floodwaters from the interior of the crawlspace within a time after a flood event. *(The bottom of all openings shall be no higher than one foot above grade).* \_\_\_\_\_

**FOR ALTERATIONS, ADDITIONS, & IMPROVEMENT TO EXISTING HOUSE**

- (a) What is the estimated market value of the existing structure? \_\_\_\_\_
- (b) What is the cost of the proposed construction? \_\_\_\_\_

If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then the substantial improvement provisions shall apply.

**ELEVATION CERTIFICATE**

Property owner is required to submit a completed elevation certificate prior to final inspection.

<b>ADMINISTRATION</b>	
Application Date: _____	Bldg Permit Number: _____
Permit Approved: _____	Permit Denied: _____
Approved By: _____	Date: _____

**Specific Standards for Residential Construction**  
**Ordinance No. 1063**  
**Flood Damage Protection**

“Section 2. Specific Standards. In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 1C(2), Basis for Establishing the Areas of Special Flood Hazard or Section 1D(3)(b), Use of Other Base Flood Data, the following provisions are required:

(a) Residential Construction.

(i) New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot above the base flood elevation.

(ii) Fully enclosed areas below the lowest floor including crawlspaces are prohibited, or 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 minimum 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 may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

d) the structure must be adequately anchored to resist flotation, collapse, and lateral movements of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy,

e) portions of the building below an elevation equal to the base flood elevation (BFE) must be constructed by methods and practices that minimize flood damages,

f) that electrical, heating, ventilation, plumbing and air conditioning equipment and other building utility systems within areas below the lowest floor must be elevated above base flood elevation (BFE) so that floodwaters cannot enter or accumulate within the system components during flood conditions and must comply with FEMA standards for utility systems in crawlspaces.

g) anticipated floodwaters velocities should not exceed 5-ft per second if a crawlspace foundation is used. For velocities in excess of 5-feet per second, other foundations types should be used.

(iii) A below-grade crawlspace may be constructed provided the following provisions are met, in addition to the minimum criteria set forth in subsection (2)(a)(ii) above:

a) that the interior grade of the crawlspace is no lower than two (2) feet below the lowest adjacent grade,

b) the height of the below-grade crawlspace measured from the interior grade of the crawlspace to the top of the crawlspace foundation does not exceed four (4) feet at any point,

c) there must be an adequate drainage system that removes floodwaters from the interior of the crawlspace within a time after a flood event.”