



**City of Stanwood
FLOOD PLAIN CHECKLIST**

Project name:	Date:
Address:	
Building Permit No.	

Flood plain regulations must be met when "substantial" new construction is proposed in the flood plain (properties within the city limits located westward of Pioneer Highway and/or the Burlington Northern Railroad tracks).

Substantial Improvement Determination:

Consistent with FEMA regulations, the City of Stanwood defines a "Substantial Improvement" as either: A new building or an addition, reconstruction, rehabilitation or remodel that costs 50 percent or more of the market value of the existing structure. Use the following table to determine if the improvement would be considered "substantial":

Assessor's Value of the Structure: (A) \$ _____

Cost of Improvement: (B) \$ _____
(Based on contractor estimate [attached] or Building Valuation Data)

Percentage Value of Improvement: Divide (B) by (A): (C) \$ _____

If the value of (C) is equal to or greater than 50%, then the entire structure must be upgraded to the flood plain code. An addition, which is adjacent to the building may be elevated without affecting the existing structure.

- All submitted plans shall be clear in detail and include the name, address and phone number of the person who prepared them.
- Applicants shall consult FEMA's Flood Insurance Rate Maps (FIRM) Panel 351 and 352 for exact location and elevations in the flood plain.

Floodproofing Certificates are required for new non-residential construction in the flood plain that is not elevated above the Base Flood Elevation. Section III of this form shall be filled out by the project architect or engineer and submitted with the building permit application and application fee of \$175. Upon completion of construction, the project engineer, architect or surveyor must complete Section II of the Certificate and submit it to the City prior to the City issuing a Certificate of Occupancy for the structure.

As-Built Elevation Certificates are provided by the City with Section B completed by the City on issuance of the permit, and are required to be returned after projects are constructed and the finished floor elevation for the project and all external equipment can be determined. This Certificate must be filled out in full by the project surveyor or engineer and submitted prior to the City issuing a Certificate of Occupancy for the structure.