



MEMO

DATE: May 13, 2009
TO: Commissioners Court
FROM: Tracy Homfeld, EIT, CFM; Collin County Engineering
RE: 2009 Flood Damage Prevention Regulations update and new Collin County Development Permit

On June 2, 2009, the new Flood Insurance Rate Maps (FIRM), for Collin County, become effective. We have until June 2, 2009 to adopt and have the Department of Homeland Security's Federal Emergency Management Agency (FEMA) Regional office approve floodplain management measures that satisfy the 44 Code of Federal Regulations (CFR) Section 60.3 (d) of the National Flood Insurance Program (NFIP) regulations.

We must adopt floodplain management measures, such as Flood Damage Prevention Regulations, that meet or exceed the minimum NFIP requirements. The regulations we are proposing will meet and exceed the NFIP's minimum requirements. Changes we have made to the regulations are as follows:

- ***The freeboard requirement has increased from 1' to 2'.*** The reason for this is that the majority of Collin County is within Special Flood Hazard area A, thus having NO DETAILED STUDY. The 100-yr flood plain elevation, known as the Base flood elevation (BFE) in these areas is approximated. The increase gives us a greater factor of safety in these areas where the base flood elevation is not exact.
- ***The creation of a Development permit.*** This permit will allow us to:
 - Track any building in the flood plain thus fulfilling the requirements of the NFIP regulations.
 - Track illegal subdivisions
 - Track on site sewage facility permit compliance.

The permit will allow us to facilitate the 911 addressing of appropriate structures and support the Central Appraisal District in locating new structures in need of appraisals.

I have attached a copy of the updated Development Services Permit. This permit encompasses all the permits that are currently required by our Development Services Sept and also encompasses the new Development permit.

****Please note that a development permit will not be required if the permittee has applied for any of the other permissible items. The development permit tracking is done through those existing permits. There will be no additional charge. The development permit will only be required in the instance where a structure is being built without the need for an existing Development Services permit.*

We are proposing that a permit be required for any building in or outside the Special Flood Hazard areas. The permit fee will be \$50. In order to adopt the development permit we will ask the court to pass a resolution that will adopt a set of development related fees. All of which we have been given the statutory authority to charge fees. (*Please see attached resolution.*) This permit will not only satisfy our Flood Damage Prevention Regulation requirements for tracking building in the flood plain but it will allow us to track these other issues we were in the past able to track through our building permit program. I will bring the regulations, resolution and the permit back to court on May 27th, 2009 for your approval and adoption.