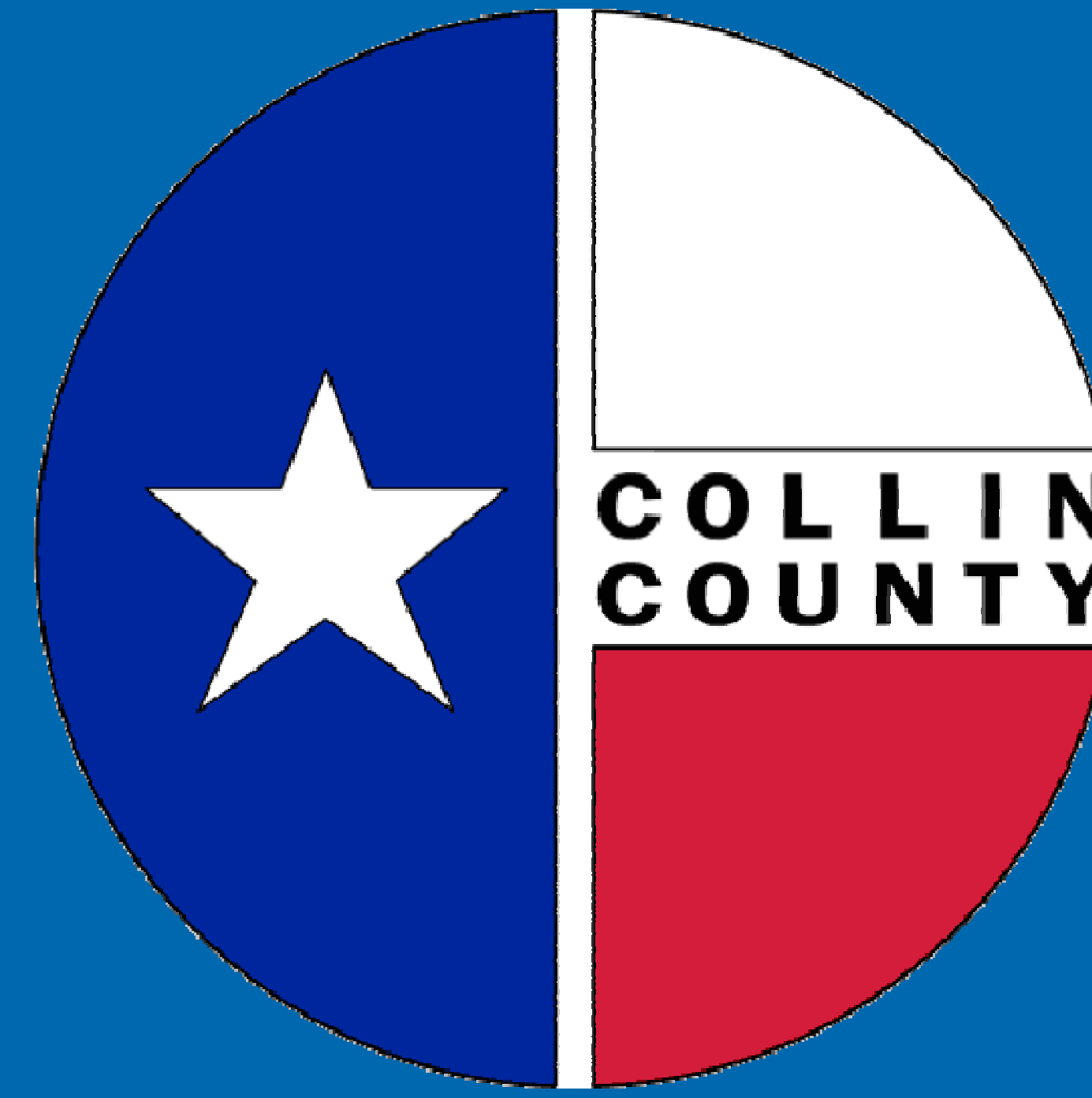




Collin County

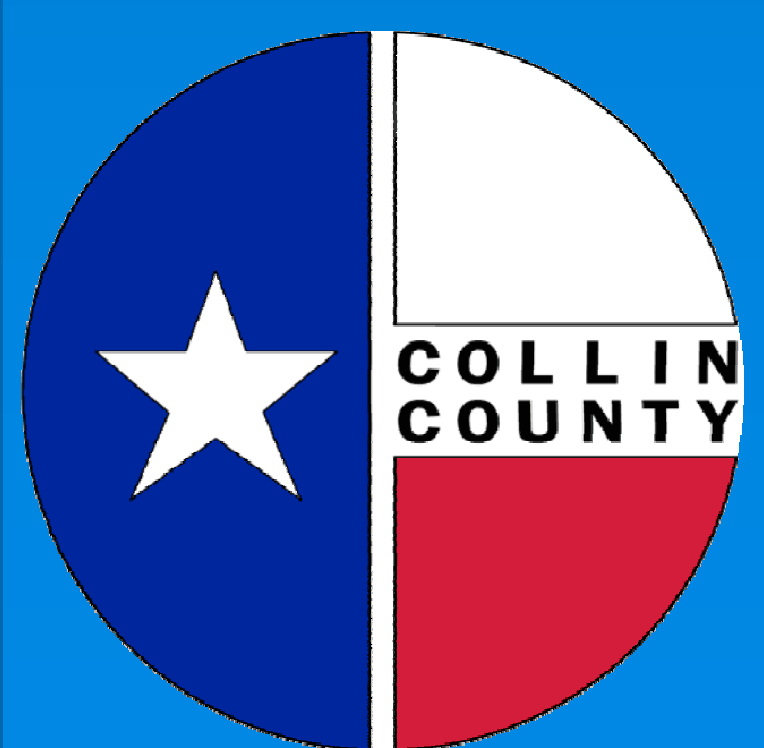
Flood Damage Prevention Regulations
and
Development Permit

May 27, 2009

Tracy Homfeld, EIT, CFM
Collin County Engineering

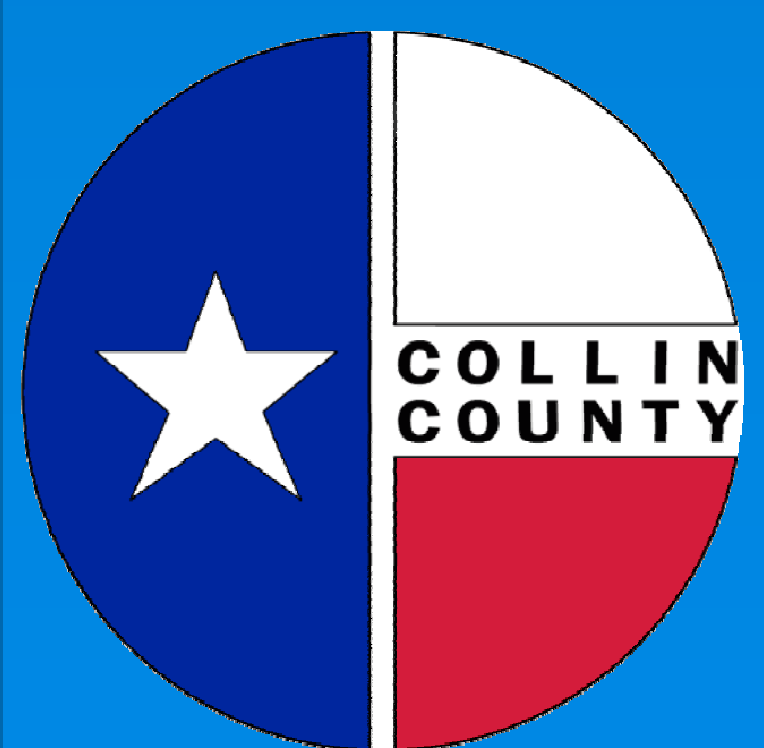
Background

- Federal Emergency Management Agency (FEMA) has completed a Map Modernization (MapMod) of all the Collin County Flood Insurance Rate Maps (FIRM).
 - Old hydraulic studies merged with new topography. (Includes all Map Revisions since 1996)
 - Collin County will adopt regulations and subsequent maps by June 2, 2009 or risk probation from the National Flood Insurance Program (NFIP)



Changes to Regulations

- Freeboard: Went from 1 foot above Base Flood Elevation (BFE) to 2 feet.
- Establishment of a Development Permit



Development Permit

**Development Permit Fee:
\$50.00**

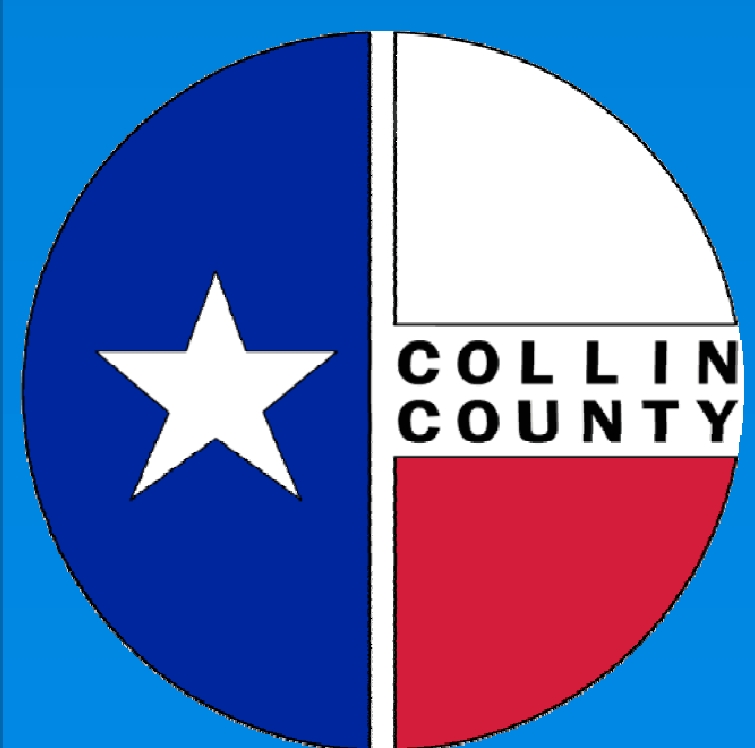
A permit will be required for all development within and outside the Special Flood Hazard Area to ensure compliance with Collin County Flood Damage Prevention Regulations.

The permit will also allow us to:

- Check for Flood Damage Prevention Regulation Compliance.
- Check for illegal subdivisions
- Check for compliance to On Site Sewage Facility Regulations

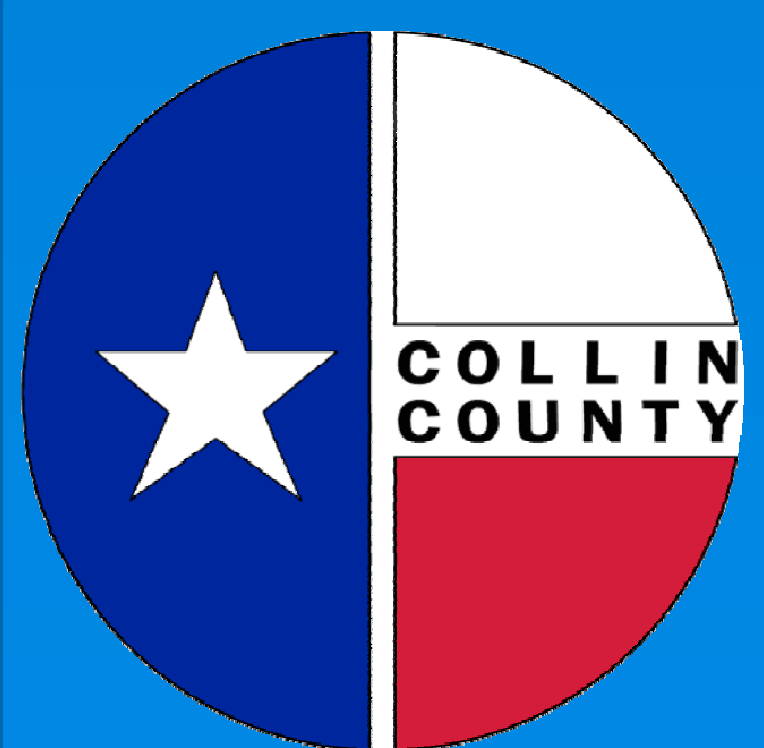
It also allows us to establish a better system for 911 addressing and allows Collin Central Appraisal District better access to information regarding structures that are being built in unincorporated Collin County.

****** A development permit will not be required if the permittee has applied for any of the other permittable 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.**



Development Permit Enforcement

- We can enforce building in the floodplain by means of the flood damage prevention regulations.**
- For structures not located in the floodplain once the court order is adopted we can enforce by code. If someone fails to receive a development permit it becomes a code violation.**



Residential Building Permit vs. Development Permit

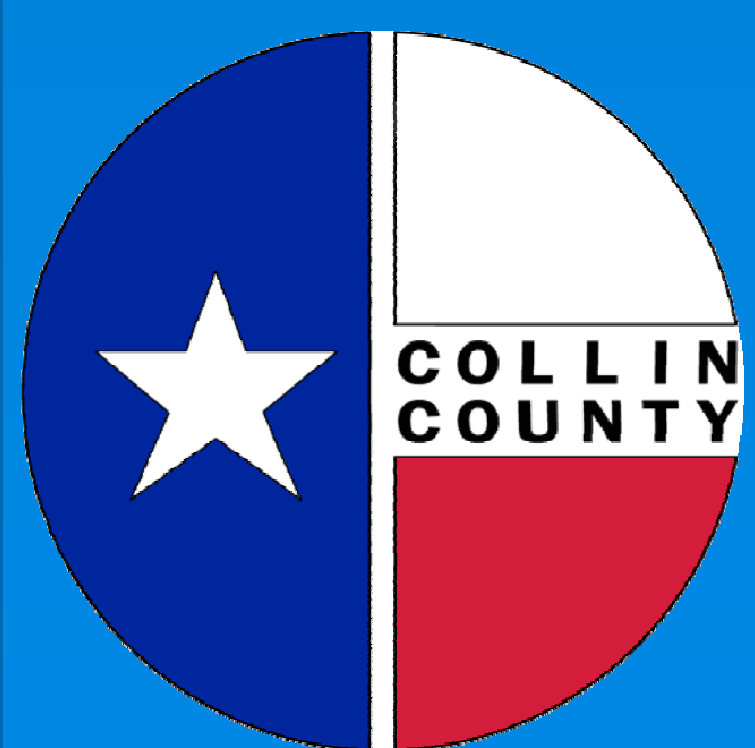
Residential Building Permit:

- \$600.00 + \$.20 / sq. ft. for all structures in and out of flood plain. Price included inspections for Electrical and Plumbing as well as the permit review to ensure compliance with Flood plain regulations, Subdivision Regulations and On Site Sewage Facility Regulations. For example: for a 1500 sq foot home, the cost would be \$900 and they could still be required to obtain a septic permit if needed.

VS.

Development Permit:

- \$75.00 for all development in or outside of the 100-yr floodplain. Price includes permit review to ensure compliance with Flood plain regulations, Subdivision Regulations and On Site Sewage Facility Regulations. (Will only be required if the permittee is not applying for another development services permit such as a septic, pool or commercial permit.



What Our Surrounding Counties are Doing

Most counties charge for a development permit on top of all other permits. Collin County is in the middle of the range as far as price but we are NOT REQUIRING a development permit if they are already obtaining a septic, pool, commercial permit.

➤ **Dallas County** – Development Permit is required for all development in or outside the 100-yr flood plain.

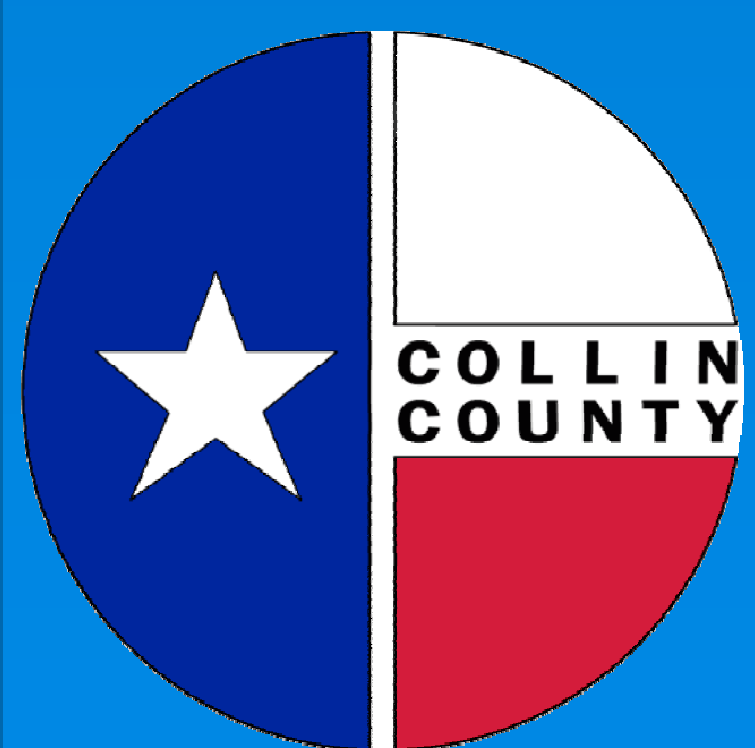
-Permit fee:

- \$35.00 for initial flood plain determination
- \$100 if you are an individual and are building within the 100-year flood plain
- \$250 if you are a developer and are building within the 100- year flood plain

➤ **Denton County** – Development Permit is required for all development in or outside the 100-yr flood plain.

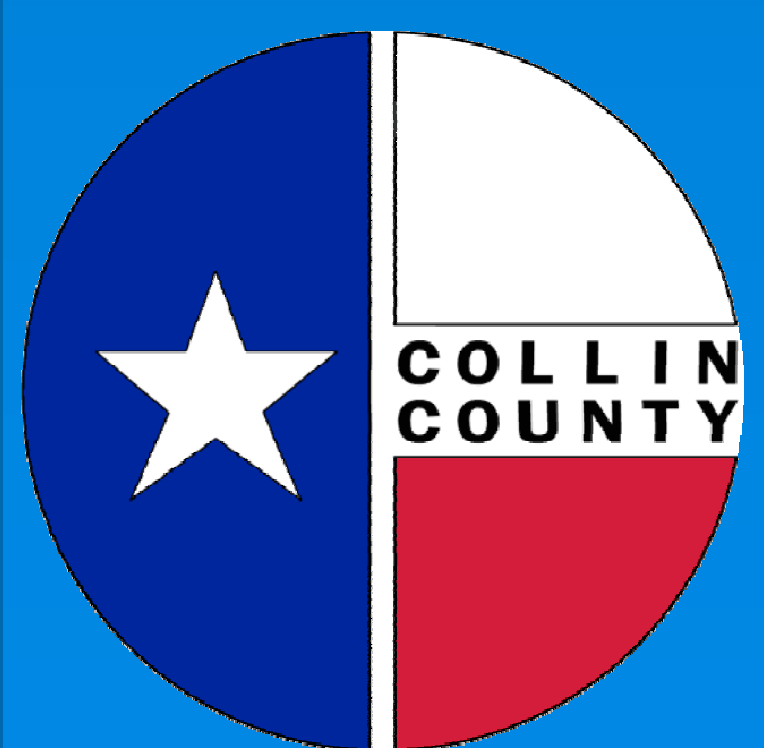
-Permit fee:

- \$30.00 if not in the 100-yr floodplain
- \$50.00 if in the 100-yr flood plain



What Our Surrounding Counties are Doing cont.

- **Ellis County** – Development Permit is required for all development in or outside the 100-yr flood plain.
 - Permit fee:
 - \$75.00 for all building
- **Rockwall County** – No permit. They do not allow any development in the 100-yr flood plain
- **Tarrant County** – Flood Plain Permit is required for all development in the 100-yr flood plain.
 - No Permit fee



Court Actions

- Adopt the 2009 Flood Damage Prevention Regulations
- Adopt the Resolution approving the development related fees
- Adopt the New Collin County Development Permit

