

Flood Hazard Zone Development Review Form

Bldg. Owners _____ Address _____

Tax Parcel No. _____ FLD No. _____ BLD No. _____

Type of Development _____

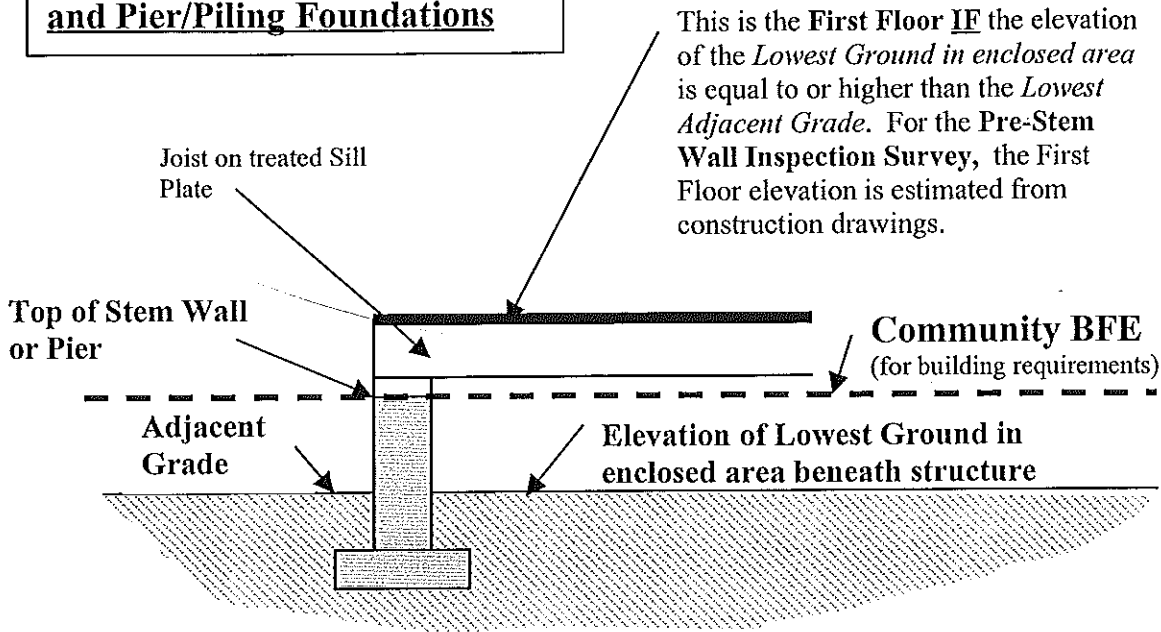
BASE FLOOD ELEVATION (BFE) DATA			
To be completed by CITY OF SUMAS PUBLIC WORKS DEPARTMENT			
Building Permit Requirements			
Community BFE (NGVD 1929, Other):	BFE determined from:		
Top of Stem Wall, or Slab must be at or above BFE	Map Panel:	Flood Zone:	
	Comments or additional conditions:		
Flood Insurance Information			
FEMA BFE (NGVD 1929):	Community Number: 530204	Map Panel: 0001	Flood Zone
Community Name: CITY OF SUMAS	Index date: DECEMBER 30, 1983	Revised date: MAY 15, 1985	
Comments:			
Filled out by:		Date:	

Pre-Construction Survey	Stamp and Sign				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Lowest Grade in proposed building location (NGVD 1929)</td> <td style="width: 50%;"></td> </tr> <tr> <td style="padding: 5px;">Highest Grade in proposed building location (NGVD 1929)</td> <td></td> </tr> </table>	Lowest Grade in proposed building location (NGVD 1929)		Highest Grade in proposed building location (NGVD 1929)		
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Attach site plan sketch showing proposed location of building, location of two above elevation shots, and approximate BFE contour line (if applicable). Drawing does not have to be to scale, but should show approximate dimensions from lot corner or center of roadway.					

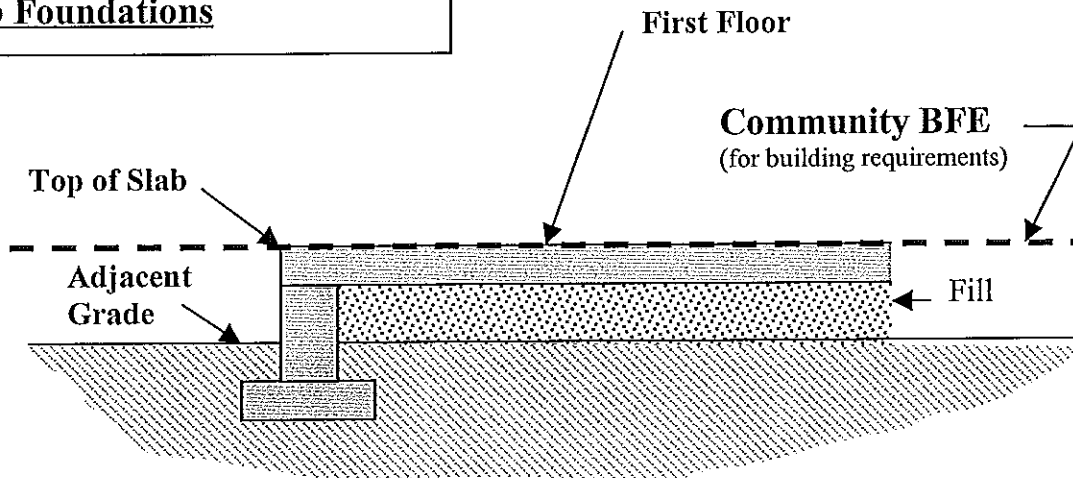
Pre-Stem Wall Inspection Survey	Stamp and Sign
Number of Flood Vents (foundation openings no more than 1-foot above adjacent grade)	
Area of Flood Vents (in square inches)	
Elevation of Top of Stem Wall, Slab or Piling (measured from the top of form)	
Estimated elevation of FIRST FLOOR (as calculated from construction drawings)	
Elevation of Lowest Ground in enclosed area beneath structure	
Comments:	

Final Occupancy Survey
An official FEMA Elevation Certificate must be properly completed prior to the Final Occupancy Permit is granted. Copies of the elevation certificate must be returned to CITY OF SUMAS PLANNING AND DEVELOPMENT AND PUBLIC WORKS - RIVER/FLOOD

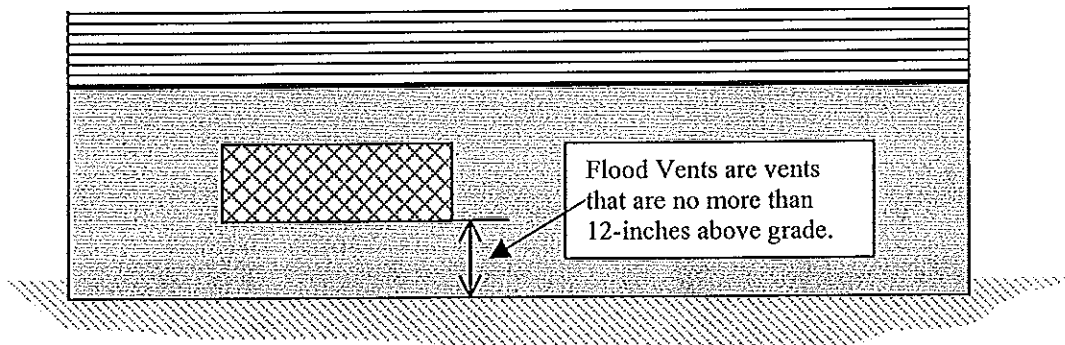
Continuous Spread Footing and Pier/Piling Foundations



Slab Foundations



Flood Vents (For Continuous Spread Foundations or Enclosed Areas).



About the new SUMAS Flood Zone Development Review form

WHY WE FELT THIS WAS NECESSARY

- 1) Problems with our existing FEMA maps (1990 adopted and preliminary FIRMS)
- 2) We use the best available information (historic, most conservative FIRM) to use in development conditions. Insurance companies only use 1990 FIRM information.
- 3) FEMA form language, and what is needed and when can be confusing.
- 4) Changing building materials and regulations (primarily from the 1997 UBC)

We hope this form simplifies matters for the surveyor, applicant, and for us.

HERE IS HOW IT WORKS (we hope)

- 1) Applicant applies for a permit, and if in the flood plain, the permit will get routed to the flood section.
- 2) We review, complete the top portion of the Flood Zone Development Review form, and ask for the applicant to survey the elevation of the existing grade where the structure is proposed (FIRST SURVEY).
- 3) Once we determine an elevation of the ground, we can officially state the conditions and design criteria that the applicant must meet.
- 4) We then plan to have a preconstruction meeting with the contractor and inspector, going over the conditions stated in the permit application.
- 5) Once the forms for the stem wall is set and ready for inspection, a SECOND SURVEY (see Development Review form) is required (prior to the stem wall pour). This is to catch problems early, when they are still fixable.
- 6) The structure is built. Prior to granting of the final occupancy, an official FEMA Elevation Certificate(THIRD SURVEY) is **REQUIRED** and needs to be returned to the Flood Section.