



City of Eagle Special Flood Hazard Area Residential Requirements

This site is within a Special Flood Hazard Area as determined by the Federal Emergency Management Agency. An *Elevation Certificate stamped from a Licensed Surveyor or Engineer*, certifying that the first finished floor is 2 feet above Base Flood Elevation (BFE - 100 Year Flood Levels, referenced in Ada County Flood Insurance Rate Map revised February 19, 2003) and the lowest floor (including basement and crawl space) is elevated to a minimum of 1 foot above BFE; *shall be provided to the City of Eagle with the Building Permit Application (Construction Drawings) and on the completion of the Foundation with Sub-floor (Finished Construction)*. This building must comply with this condition and Eagle City Code Title 10 Flood Control sections:

10-1-8: FLOOD DAMAGE REDUCTION PROVISIONS:

In all areas of special flood hazards the standards as set forth in this section shall be required.

10-1-8-5: SPECIFIC STANDARDS:

In all cases of special flood hazard areas where base flood elevation data has been provided as set forth in Eagle City Code Section 10-1-6, the provisions of this section shall be required:

A. Residential Construction:

1. Connection to a central sewage treatment system shall be required. This requirement may be waived by the city council if the central district health department recommends approval of an alternate method of sewage treatment and disposal. Residential development within the flood plain may be clustered (through approval of a PUD) to facilitate the economics of the sewage infrastructure.

2. New construction and substantial improvement of any residential structure shall have a finish floor elevated to a minimum of two feet (2') above the base flood elevation and the lowest floor, including basement and crawl space, shall be elevated to a minimum of one foot (1') above the base flood elevation.

3. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. 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 (2) openings having a total area of not less than one square inch of net opening for every square foot of enclosed area. (Note: the applicant shall provide documentation indicating the structure's area of net openings and capacity for proposed flood vents.)
- b. The bottom of all openings shall be no higher than one foot (1') 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 flood waters.

A Certificate of Occupancy will not be issued without an Elevation Certificate on file and full compliance with Eagle City Code Title 10.