



# Floodplain Development Permit Worksheet

The Department of Local Services, Permitting Division (Permitting), in conjunction with the Department of Natural Resources and Parks (DNRP), Water and Land Resources Division (WLRD) manages Floodplain Development Permits for unincorporated King County.

Accurate completion of this worksheet will provide you with the information needed to complete your application for a Floodplain Development Permit. Incomplete applications will not be accepted for review. The regulations for floodplain management are outlined in [King County Code](#) Chapter 21A.

For additional information see the [Floodplain Development Permit Information, Forms and Application packet](#), email [DPERWebInquiries@KingCounty.gov](mailto:DPERWebInquiries@KingCounty.gov).

*For projects consisting only of additions or improvements to an existing building that does not increase the footprint of the building AND will cost less than 50% of the market value of the pre-improved building this worksheet may be skipped. Please complete the floodplain development permit.*

- Section 1 For projects in areas mapped a floodplains or channel migration zones.
- Section 2 For projects in areas on or adjacent to water bodies or closed depression that do not have the floodplains already mapped in [King County iMap](#).

Worksheet continued on next page

# Floodplain Development Permit Worksheet, continued

Section 1 Project is in an area mapped in <a href="#">King County iMap</a> as a floodplain or channel migration zone.	
FEMA Mapped Flood Plain	<p>Refer to <a href="#">King County Code</a> section 21A.24.230 through Code section 21A.24.272 for development standards.</p> <p><b>FEMA Map Number:</b></p> <p><b>FIRM Panel Number:</b></p> <p>Provide the following documents with the flood plain development permit.</p> <ol style="list-style-type: none"> <li>1. Site plan clearly showing the proposed work, the delineated floodplain, and the base flood elevation (BFE).</li> <li>2. A completed King County Flood Hazard Certificate*.</li> <li>3. Elevation Certificates for any structures to be built, replaced or be substantially improved<sup>1</sup>.</li> </ol>
Channel Migration Zone	<p><b>Is work inside a Channel Migration Zone?</b>                      <b>Yes</b>                      <b>No</b></p> <p><i>Channel Migration Zones can be found on <a href="#">iMap</a></i></p> <p>Refer to King County Code Section 21A.24.275 for development standards.</p> <p>Include on the site plans the delineation of any moderate channel migration zone and/or severe channel migration zone.</p>
FEMA Floodway	<p><b>Is work inside a FEMA Floodway?</b>    <b>Yes</b>                      <b>No</b></p> <p>Refer to King County Code Section 21A.24.260 for development standards.</p> <p><i>New construction, replacement and substantial improvement<sup>2</sup> generally not allowed in FEMA floodway. Exceptions are made for some types of development such as those in agricultural areas.</i></p> <p>Include on the site plans the delineation of any FEMA floodway. Provide a FEMA no-rise certificate.</p>

<sup>1</sup> Substantially improved structures are those projects costing 50% or more of the market value of the pre-developed structure.

<sup>2</sup> Flood Hazard Certificates are not required for work within the coastal floodplains on Vashon Island, or for work in a channel migration zone (CMZ) if the CMZ is outside a floodplain.

# Floodplain Development Permit Worksheet, continued

## Section 2 Project is an area that is not mapped as a Flood Hazard Areas

For sites that are on or adjacent to water bodies or closed depressions that do not have their floodplains delineated in the King County iMap application.

An assessment to determine the limits of flooding of the water body must be made in accordance with the [King County Surface Water Design Manual](#), Section 4.4.2. Select the type of study below:

**Approximate Floodplain Study**

**Minor Floodplain Study**

**Major Floodplain Study**

If a minor floodplain study was required, provide a site plan with the floodplain boundary delineated along with the base flood elevation.

If the work is within the floodplain, include the flood hazard certificate with the major floodplain study.

## Forms that may be Required

Depending on the type of floodplain development, a number of forms may be required. These forms can be found in the [Flood Hazards form packet](#).

### Flood Hazard Certificate

Many types of development will also require a Flood Hazard Certificate to demonstrate compliance with the FEMA no-rise (21A.24.260 B.), King County zero-rise (21A.24.250 B.), compensatory storage (21A.24.240 A.), and depth/velocity requirements (21A.24.240 C.). Completing this form will likely require a professional engineer.

### FEMA No-Rise Certification

If your development is located in the FEMA floodway, a no-rise certification must be provided by a professional engineer.

### Elevation Certificate

Required for any new building or substantial improvement to an existing building, an Elevation Certificate will be required and must be completed by a professional surveyor. If your project is not a substantial improvement, but involves a lateral addition, then an Elevation Certificate will be required and must be completed by a professional surveyor as well.

# Floodplain Development Permit Worksheet, continued

## Floodproofing Certificate

Required for any nonresidential structure proposed to be dry floodproofed a Floodproofing Certificate will be required, completed by a professional surveyor and professional engineer. An Elevation Certificate will also be required.

## V-Zone Design Certificate

If your new building, substantial improvement, or lateral addition is located in a coastal high hazard area, a V-Zone Design Certificate will be required, completed by a professional engineer. An Elevation Certificate will also be required.

## **Additional Resources**

### King County

[Department of Natural Resources and Parks \(DNRP\)](#)

[Water and Land Resources \(WLRD\)](#)

[Department of Local Services, Permitting Division](#)

[Flood Hazards form packet](#)

[Mapping & Property Resources](#)

### FEMA

[National Flood Hazard Layer Viewer](https://msc.fema.gov/nfhl) (https://msc.fema.gov/nfhl)

[Map Service Center](https://msc.fema.gov/portal/home) (https://msc.fema.gov/portal/home)