

Floodway: Development within the floodway requires a technical study performed by a registered engineer or architect showing the particular structure does not cause a rise in the base flood elevation.

Substantial Development. Improvements to a dwelling that equal or exceed 50% are also subject to flood hazard regulations. A determination of substantial improvement requires that you provide an assessed value of your home and a contractor's estimate of the proposed improvements.

General Information. A fee may be charged for general flood information that requires some research.

Over-the-Counter Information. There is no charge for information provided quickly over the counter during the hours the Planning Office is open to the public.

FOR MORE INFORMATION

*Josephine County
Code Planning*

Flood Hazard Ordinance, Chapter 69

<https://www.codepublishing.com/OR/JosephineCounty/#!/JosephineCounty19/JosephineCounty19.html>

*Federal Emergency Management
Agency (FEMA)*

Phone: (452) 487-4600

www.fema.gov/nfip

Flood Elevation Certificate Information

http://www.fema.gov/plan/prevent/floodplain/nfi/pkeywords/elevation_certificate.shtm

*Oregon Department of Land
Conservation & Development (DLCD)
Phone: (503) 373-0050
www.lcd.state.or.us,
Natural Hazards/Floods*

Disclaimer

This brochure is for information purposes only and is not a complete list of all codes relating to buildings in flood hazard areas. The complete set of codes is available online and at the Community Development Department. Rules are subject to change, and likely will. Please always check to verify you have the most current flyer or codes, both available on the website.



Josephine County Oregon

Community Development
700 NW Dimmick Street, Suite C
Grants Pass OR 97526
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Email: planning@co.josephine.or.us
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JOSEPHINE COUNTY COMMUNITY DEVELOPMENT



BUILDING IN FLOOD HAZARD AREAS

PURPOSE

Josephine County has adopted regulations that control development in flood hazard areas for the purposes of:

- ☞ Protecting human life & health;
- ☞ Minimizing expenditure of public money;
- ☞ Qualifying county residents for flood insurance;
- ☞ Minimizing rescue & relief efforts;
- ☞ Minimizing public facilities damage;
- ☞ Ensuring residents who occupy flood hazard areas assume responsibility for their actions.

FLOOD HAZARD ZONES

Flood hazard areas are land along rivers and streams which have a 1% chance of flooding in any given year. In most cases the location and elevation of flood waters has been established on detailed Flood Insurance Rate Maps (FIRMs) distributed by the Federal Emergency Management Agency (FEMA).

The Josephine County FIRM maps are based on a Flood Insurance Study. These are the official maps on which the Federal Insurance Administration has delineated the areas of special flood hazards.

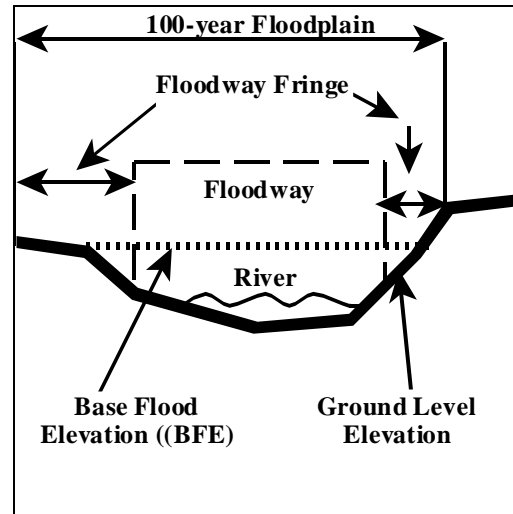
There are four flood hazard zones within the floodplain in Josephine County:

APPROXIMATE FLOODPLAIN

FLOODWAY FRINGE

FLOODWAY

FLOODWAY FRINGE (w/o MAPPED FLOODWAY)



Approximate Floodplain. The area in which base flood elevations and flood hazard factors *have not* been determined.

Floodway Fringe. The area outside of the floodway in which base flood elevations and flood hazard factors *have* been determined.

Floodway. The area within the flood plain consisting of the channel of a watercourse that must be reserved in order to discharge a base flood. Base flood elevations and flood hazard factors have been determined.

If you have property in an area subject to flooding, you may have to modify your building plans to meet ordinance requirements. This may require a different building site, a raised foundation, or special

construction features designed by an engineer. It is therefore extremely important to check with the Planning Division prior to any development.

PERMIT PROCEDURES

To obtain a Development Permit, the flood zone in which the proposed development is located must first be determined. Bring an address or the Assessor's legal description (township, range, section, tax lot number) to the Planning Division for a determination.

Once the flood hazard zone has been determined, one or more of the following reviews may be required before the Development Permit can be issued.

Approximate Floodplain: Before the Planning Office can issue a development permit, the owner must obtain a statement from a qualified soil scientist, geologist, engineer, surveyor, or similarly qualified professional certifying the building site is reasonably safe from flooding. If you provide a certificate from a professional showing the building site is reasonably safe from flooding, a Development Permit is issued.

If the building site is not safe from flooding, you will be subject to the requirements of the floodway fringe area described below.

Floodway Fringe: In order to develop in this area, you will need to have a surveyor or engineer complete a flood certificate.

Floodway Fringe (w/o MAPPED FLOODWAY)