



KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY

Chuck Kinney, Director

BUILDING DIVISION – CODE COMPLIANCE

Darren Verdegaal, Deputy Director - Building Official/Floodplain Administrator

Web Site: <http://www.countyofkings.com/departments/community-development-agency>

Development in FEMA Special Flood Hazard Areas – Zone A & Zone AE.

A Floodplain Development Permit is required for all construction activities located in Zone A & Zone AE.

Prior to issuance of a building permit or well permit, a Floodplain Development Permit application and a Preliminary Elevation Certificate shall be provided to the Community Development Agency for approval.

Prior to final inspection approval of the building permit or well permit, a Final Elevation Certificate shall be provided.

Exception: Ground mounted pv solar, electrical, mechanical, and water wells located in Zone A (without BFE) do not require a Final Elevation Certificate. The building inspector can verify the height prior to final approval.

Zone A

Residential construction projects including, but not limited to the following: new single family residences, accessory living quarters, accessory dwelling units, additions, garages, storage buildings, ground mounted pv solar, electrical, mechanical, water wells. *Patio structures are exempt.*

Lowest floor elevation, bottom of lowest electrical/mechanical equipment and top of well casing shall be at a minimum 3 feet above highest adjacent grade

Commercial and Agricultural construction projects including, but not limited to the following: ag storage/shop buildings, cell towers, commercial coaches, ground mounted pv solar, electrical, mechanical, water wells. *Pole structures are exempt.*

Lowest floor elevation, bottom of lowest electrical/mechanical equipment and top of well casing shall be at a minimum 3 feet above highest adjacent grade or be floodproofed to meet this standard.

Zone AE

Residential construction projects including, but not limited to the following: new single family residences, accessory living quarters, accessory dwelling units, additions, garages, storage buildings, ground mounted pv solar, electrical, mechanical, water wells. *Patio structures are exempt.*

Lowest floor elevation, bottom of lowest electrical/mechanical equipment and top of well casing shall be a minimum one foot above the BFE, Base Flood Elevation, established by FEMA.

Commercial and Agricultural construction projects including, but not limited to the following: ag storage/shop buildings, cell towers, commercial coaches, ground mounted pv solar, electrical, mechanical, water wells. *Pole structures are exempt.*

Lowest floor elevation, bottom of lowest electrical/mechanical equipment and top of well casing shall be a minimum one foot above the BFE, Base Flood Elevation, established by FEMA.

Permit Processing Procedures

Apply for a building permit or water well permit through County of Kings Online Permits Center
<https://cdapermits.countyofkings.com>

If the project is located on a parcel that is in a Special Flood Hazard Area, you will be notified during this process. Download the Floodplain Development Permit application and Preliminary Elevation Certificate. Complete the application and certificate and upload the documents through the Online Permits Center to the permit. This is required for **ALL** projects located in a Special Flood Hazard Area.

All projects located in Zone A or Zone AE shall require the following:

- Preliminary Flood Elevation Certificate to be completed prior to permit issuance.
- Final Elevation Certificate to be completed prior to permit final inspection approval. *See exceptions above for Zone A.*

Permit submittal documents shall clearly indicate the flood elevation requirements.