

# Floodplain Development Permitting with Confidence

*\*AFTER HOURS\**  
*June 24, 2025 6-8pm*

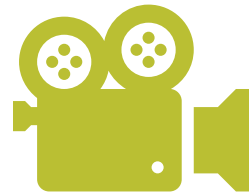
**Erin Wendt, CFM**  
NeDNR Floodplain Management  
Outreach Coordinator

**Mercy Kipenda, CFM**  
NeDNR Floodplain Management  
NFIP Specialist

**NEBRASKA**  
DEPT. OF NATURAL RESOURCES

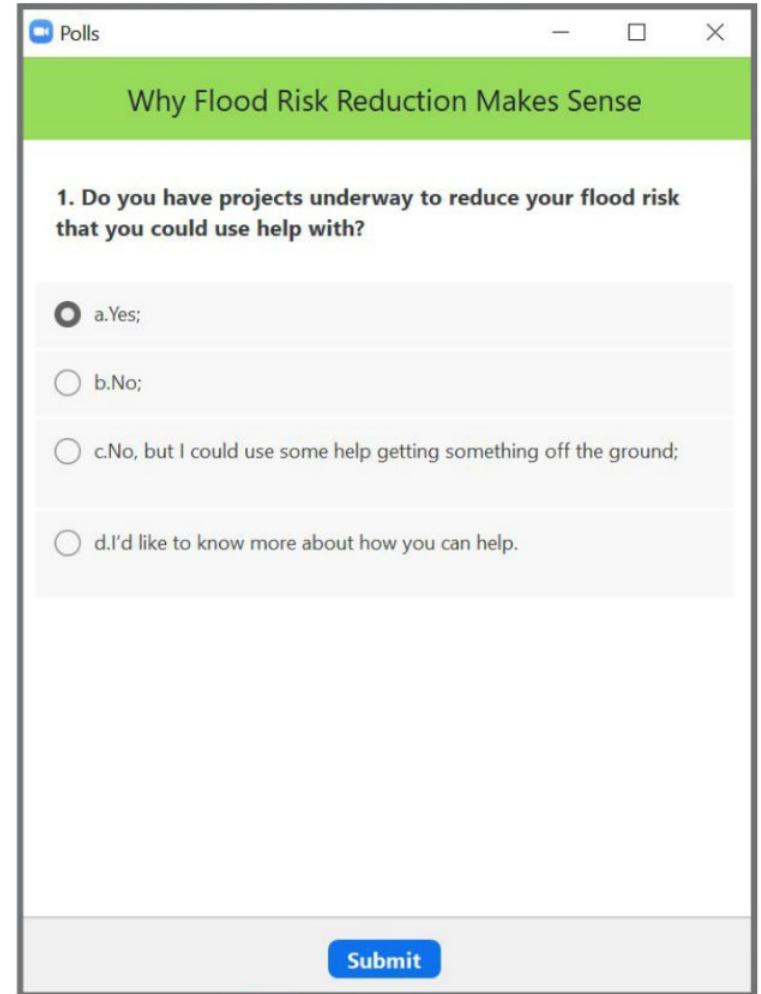
# Rules of the Road

- Attendees will be muted during the presentation to help eliminate background noise
- Use the chat to ask questions during the presentation.  
We will pause for questions during the presentation and at the end
- If you are experiencing any technical difficulties, send a private chat message to Michele York, or send an email to [michele.york@nebraska.gov](mailto:michele.york@nebraska.gov)
- We'll be recording this webinar for those who aren't able to attend today



# Poll Questions

- Total of 5 poll questions. Your answers are anonymous.
- If you are a Certified Floodplain Manager (CFM) or a Nebraska Municipality Treasurer requesting Continuing Education Credit (CEC) today, you must answer all poll questions.
- Only the person registered and logged into zoom will receive credit. If multiple people are viewing the presentation together, you will each need to log into zoom using your unique link and answer the poll questions separately to receive credit



The screenshot shows a Zoom poll window titled "Polls" in the top left corner. The poll title is "Why Flood Risk Reduction Makes Sense". The question is "1. Do you have projects underway to reduce your flood risk that you could use help with?". There are four radio button options: "a.Yes;", "b.No;", "c.No, but I could use some help getting something off the ground;", and "d.I'd like to know more about how you can help.". The "a.Yes;" option is selected. At the bottom right, there is a blue "Submit" button.

Polls

Why Flood Risk Reduction Makes Sense

1. Do you have projects underway to reduce your flood risk that you could use help with?

☒ a.Yes;

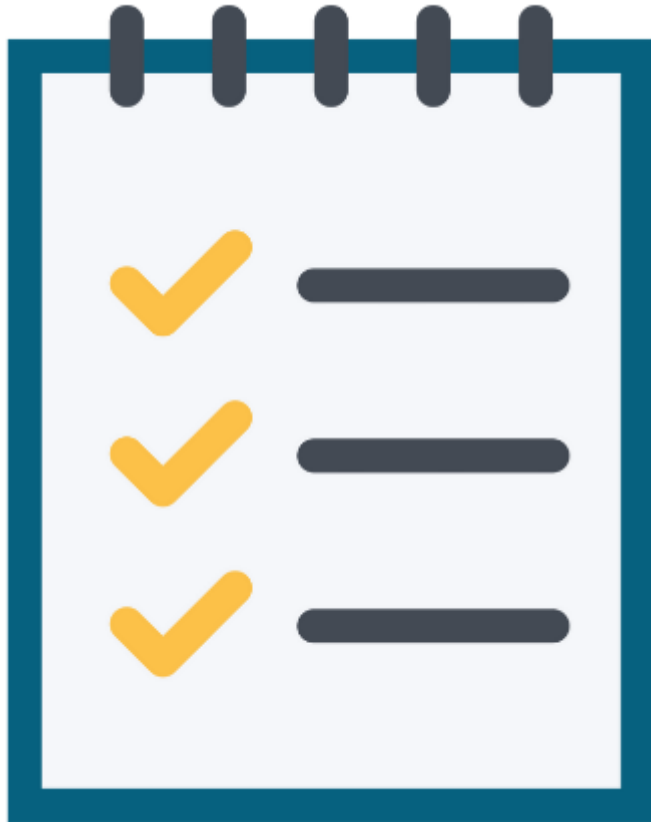
☐ b.No;

☐ c.No, but I could use some help getting something off the ground;

☐ d.I'd like to know more about how you can help.

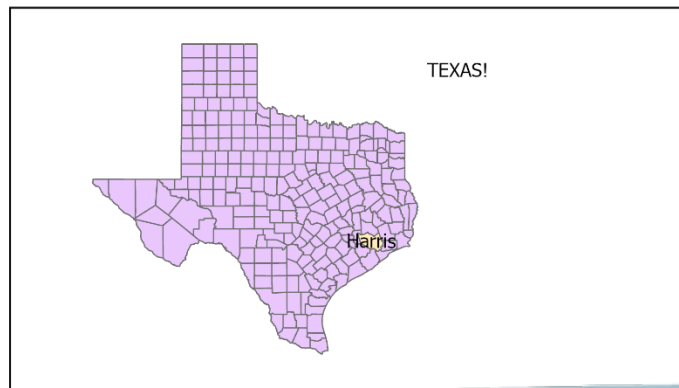
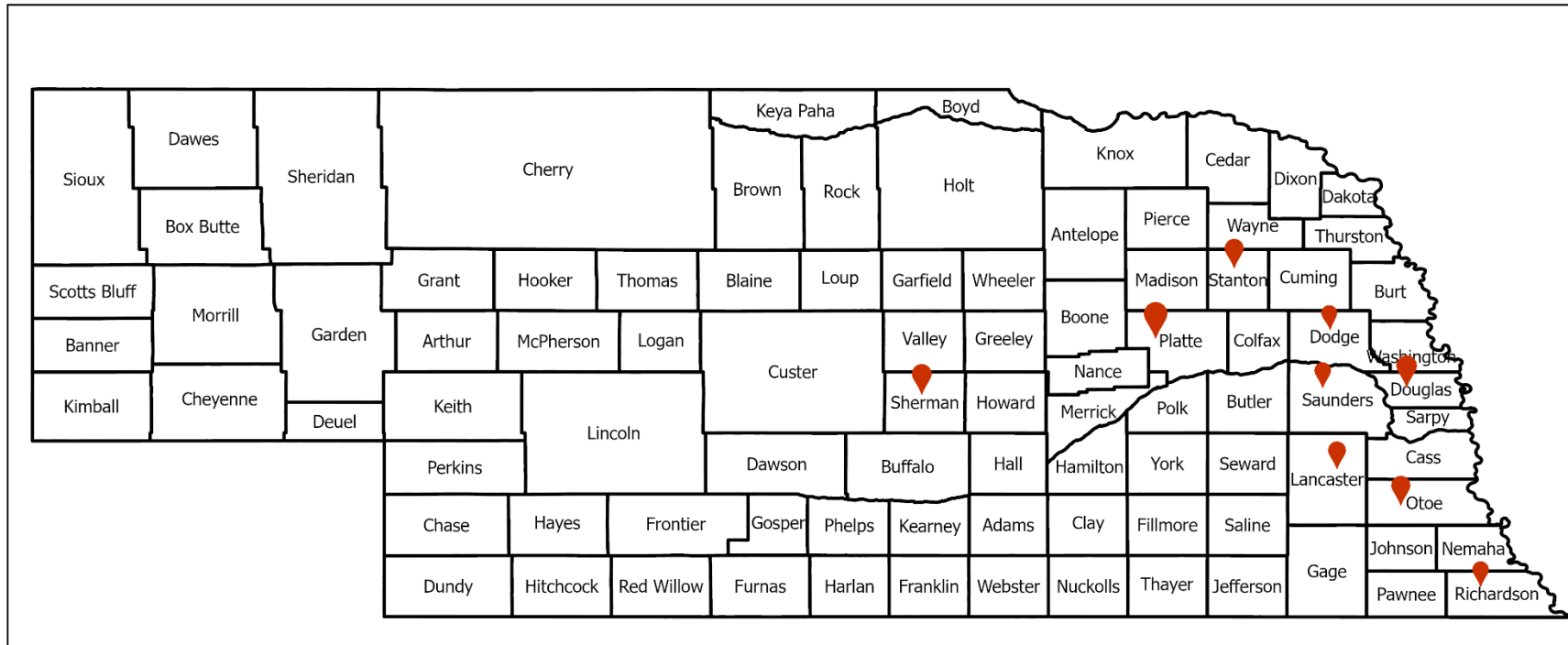
Submit

# Agenda



- 01 Introduction
- 02 Permitting process
- 03 Base Flood Elevation Determinations
- 04 NeDNR's *Current* Model Development Permit Application
- 05 NeDNR's *New* Model Development Permit Applications
- 06 Key Takeaways

# Thank you for joining us!



# Introduction

# Introduction

- Communities manage development in the special flood hazard area (SFHA) as a condition of NFIP participation through an **agreement**
- Development is managed in accordance with the local floodplain management ordinance
- Any development in the SFHA must have written permission (permit) prior to the start of construction

## Key Term:

**Agreement**– The Federal Government makes flood insurance available within communities that adopt and enforce floodplain management regulations to reduce flood risk to new floodplain development.

# Development - Definition

## Development:

*“any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.” 44 CFR 59.1*



# Why is this process necessary?

- Requirement of National Flood Insurance Program participation
- Federal & State Law (Code of Federal Regulations, Nebraska Administrative Code)
- Improves community resiliency by ensuring structures are built in compliance with local Floodplain Management regulations
- NeDNR or FEMA will ask for these documents during a Community Assistance Contact (CAC) or Community Assistance Visit (CAV)



# Why is this process necessary?

- Unpermitted development within your community's SFHA is considered a violation
  - Unresolved violations can jeopardize the community's standing with the NFIP
    - Probation or suspension from the program could occur if no efforts are made to resolve issue



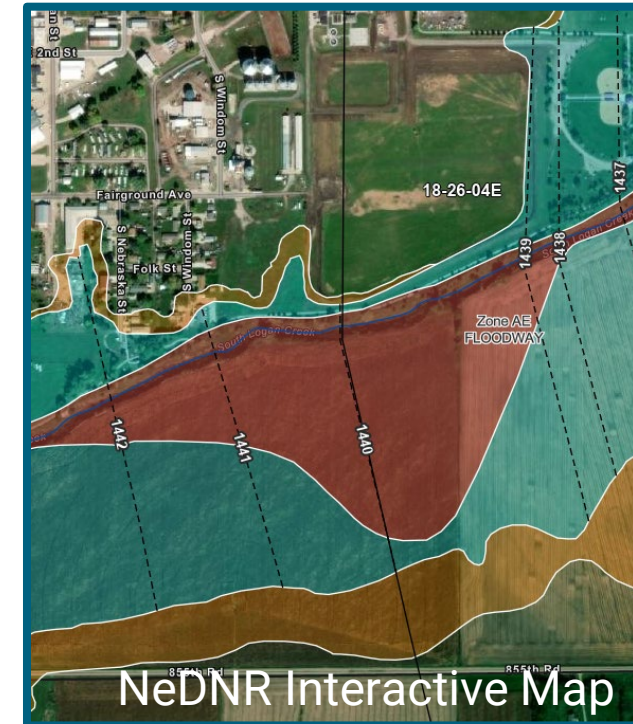
An aerial photograph of a flooded landscape, likely a golf course or park, with a bridge visible on the left. The water is a deep blue, and the surrounding greenery is partially submerged. The text 'Permitting Process' is overlaid in white.

# Permitting Process

# Step-by-Step Process – Step 1

## Project Proposal

1. Property owner proposes development
  - a. Floodplain Administrator checks the proposed development location for floodplain concerns
    - i. Use official FEMA FIRM panels or NeDNR's Interactive Map
  - b. Communities should ensure they have easily discoverable contact information for the local floodplain administrator



# Step-by-Step Process – Step 2

## Application for a Permit

2a. If the proposed development is **not** in the floodplain, issue other local required permits for building

2b. If the proposed development **is** in a regulated floodplain, provide the property owner with a Floodplain Development Permit Application

- i. The applicant may need assistance to gather procedural and technical information to complete the application

The image displays two sample permit application forms. The top form is titled "Non-structural Floodplain Development Permit Application" and includes sections for "FOR OFFICIAL USE ONLY", "Owner Information", "Site Information", "Project Narrative", and "Included Development Activities". The bottom form is titled "Structural Floodplain Development Permit Application" and includes sections for "FOR OFFICIAL USE ONLY", "Section A: Applicant and General Property Information", "Section B: Project Proposal", and "Foundation Type". Both forms include checkboxes for various activities and a section for "Included Submittal Documents".

**Non-structural Floodplain Development Permit Application**  
\*Insert Community Office Address and FPA Contact Information Here\*

**Structural Floodplain Development Permit Application**  
\*Insert Community Office Address and FPA Contact Information Here\*

**Section A: Applicant and General Property Information**

Owner Information  
Property Owner Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Applicant Information (if different than owner)  
Applicant Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
License No.: \_\_\_\_\_

Site Information  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Parcel #: \_\_\_\_\_  
Lot & Block Subd. / PLSS (S-T-R): \_\_\_\_\_

**Section B: Project Proposal**

Project Narrative: \_\_\_\_\_

**For Structural Development Activities** Check all applicable activities

Activity: \_\_\_\_\_  
New Structure \_\_\_\_\_  
Existing Structure: \_\_\_\_\_  
Demolition and Replacement \_\_\_\_\_  
Demolition \_\_\_\_\_  
Relocation/Elevation \_\_\_\_\_  
Alteration/Addition/Improvement \_\_\_\_\_  
Repair after Damage \_\_\_\_\_

Building Type: \_\_\_\_\_  
Residential \_\_\_\_\_  
Non-residential \_\_\_\_\_  
Multi-use Development \_\_\_\_\_  
Manufactured Home \_\_\_\_\_  
Accessory Building (sq. footage \_\_\_\_\_) \_\_\_\_\_  
Other (describe): \_\_\_\_\_

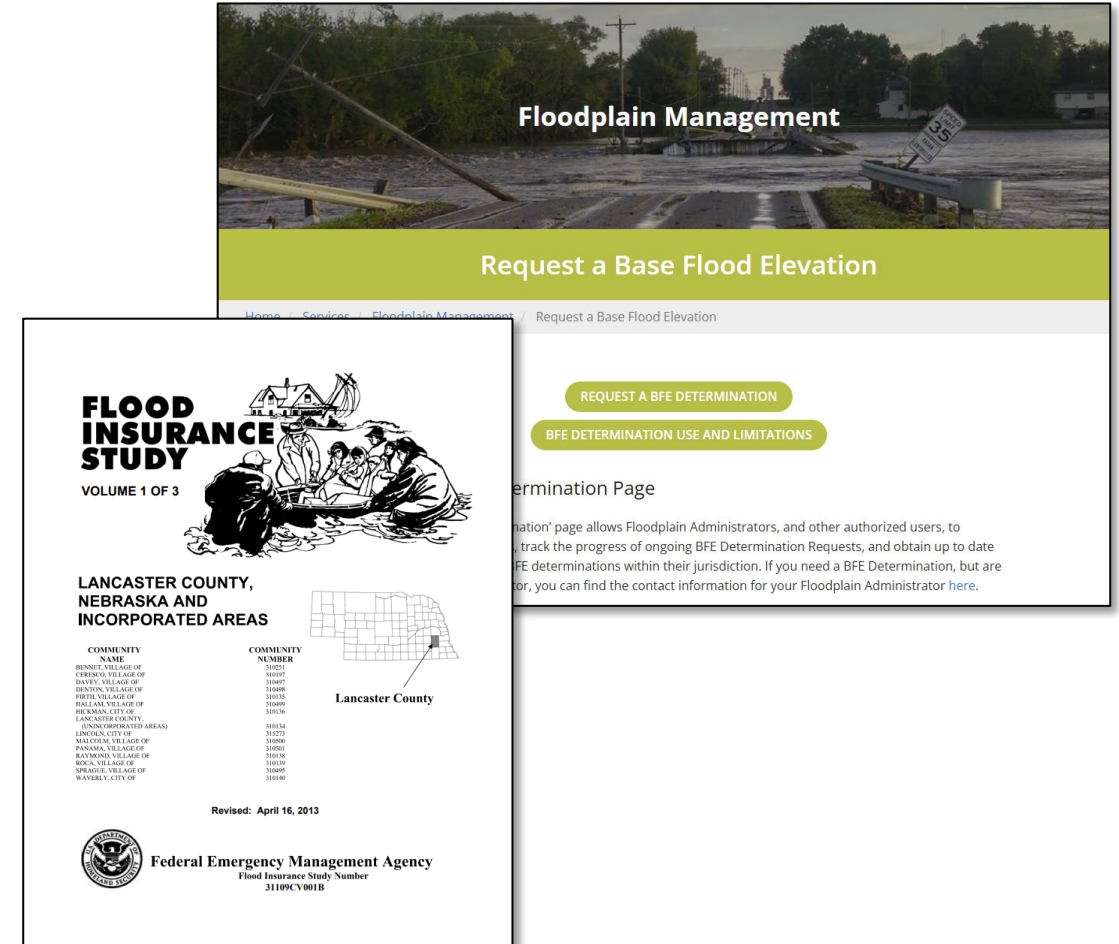
Foundation Type Check all that apply  
Slab \_\_\_\_\_  
Basement \_\_\_\_\_  
Elevated on posts, piles, or piers \_\_\_\_\_  
Elevated on posts, piles, or piers \_\_\_\_\_  
Elevated above an enclosure (garage, stairway access) \_\_\_\_\_

Will the structure have an enclosed space below the lowest floor and below the Base Flood Elevation? \_\_\_\_ Y \_\_\_\_ N  
Total square footage of enclosed area below BFE: \_\_\_\_\_

# Step-by-Step Process – Step 3

## Establishing the BFE

3. Provide the applicant with a Base Flood Elevation (BFE)
  - a. Zone A floodplain: [request the information](#) from NeDNR's office
  - b. Zone AE: Use the Flood Insurance Study (FIS)
  - c. Zone AO & AH: depth number on the FIRM (2ft if no depth specified)



# Step-by-Step Process – Step 4-6

## Permit with Floodplain Compliance Requirements

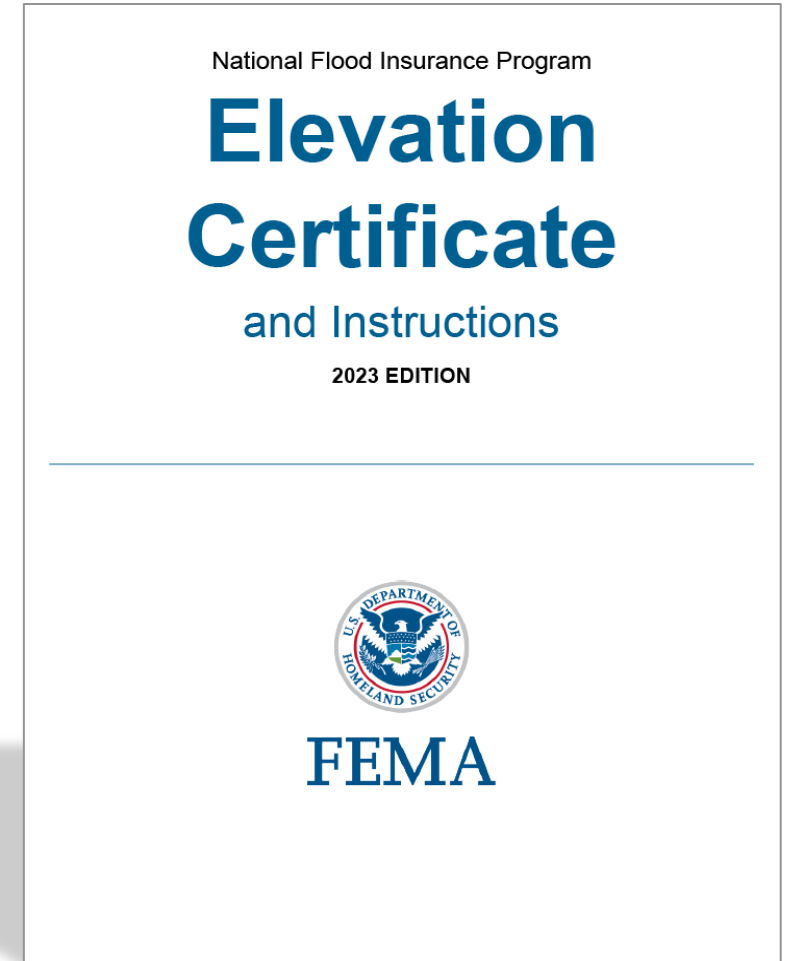
4. Provide the applicant with the flood protection elevation
  - a. +1 ft to the BFE or depth number (or higher depending on local regulations)
5. Review permit for completeness & compliance
  - a. Is all the required information provided?
  - b. Are any pre-construction compliance documentation included?



# Step-by-Step Process – Step 7-8

## Permit Decision and Proof of Compliance

6. Approve or Deny the permit application
  - a. If denied, provide the applicant with information why.
    - i. If additional documentation is needed, inform them
7. If approved, ensure proof of compliance is submitted once development is complete
  - a. Elevation Certificate
  - b. Evacuation plan
  - c. Photos
  - d. Etc.



# Permit Review



```
graph LR; A([Review for completeness]) --> B([Review for compliance]); B --> C([Approve/Deny]);
```

Review for completeness

Review for compliance

Approve/Deny

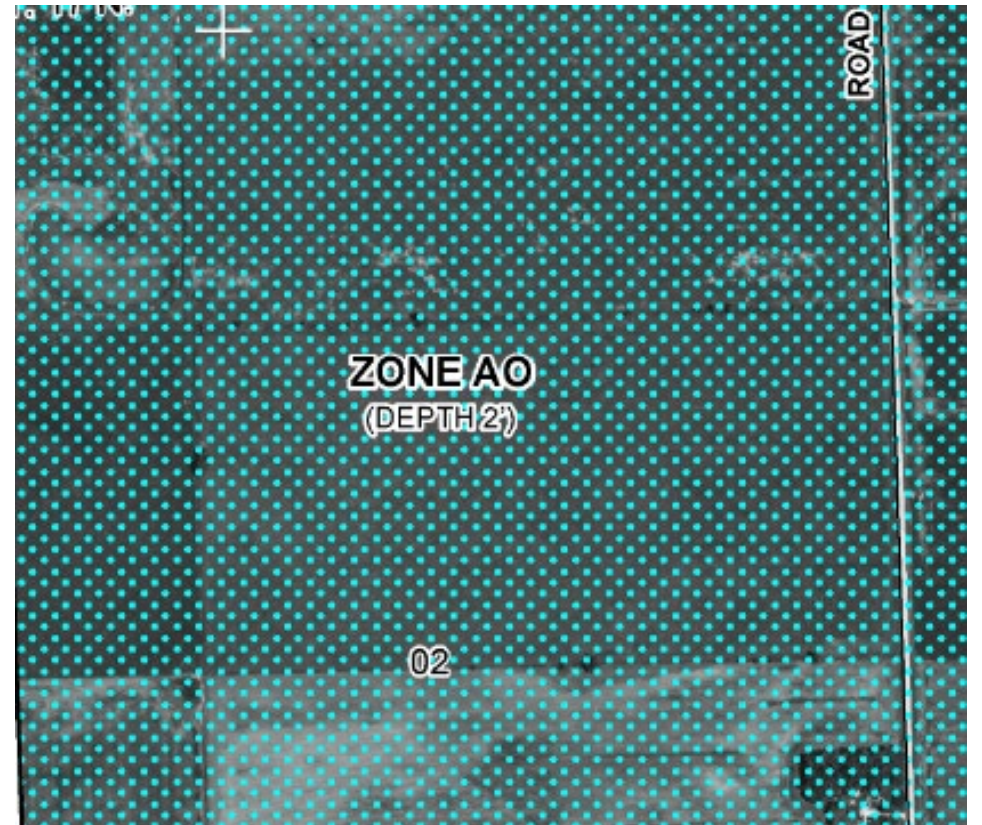
# Base Flood Elevation Determinations

# BFE Determinations by Flood Zone

- The process for making a BFE determination for a site will entirely depend on the flood zone
- There are three places a BFE can come from:
  - Flood Insurance Rate Maps (AO, AH zones)
  - NeDNR or Community Determination (A Zones)
  - Flood Insurance Study (AE Zones)

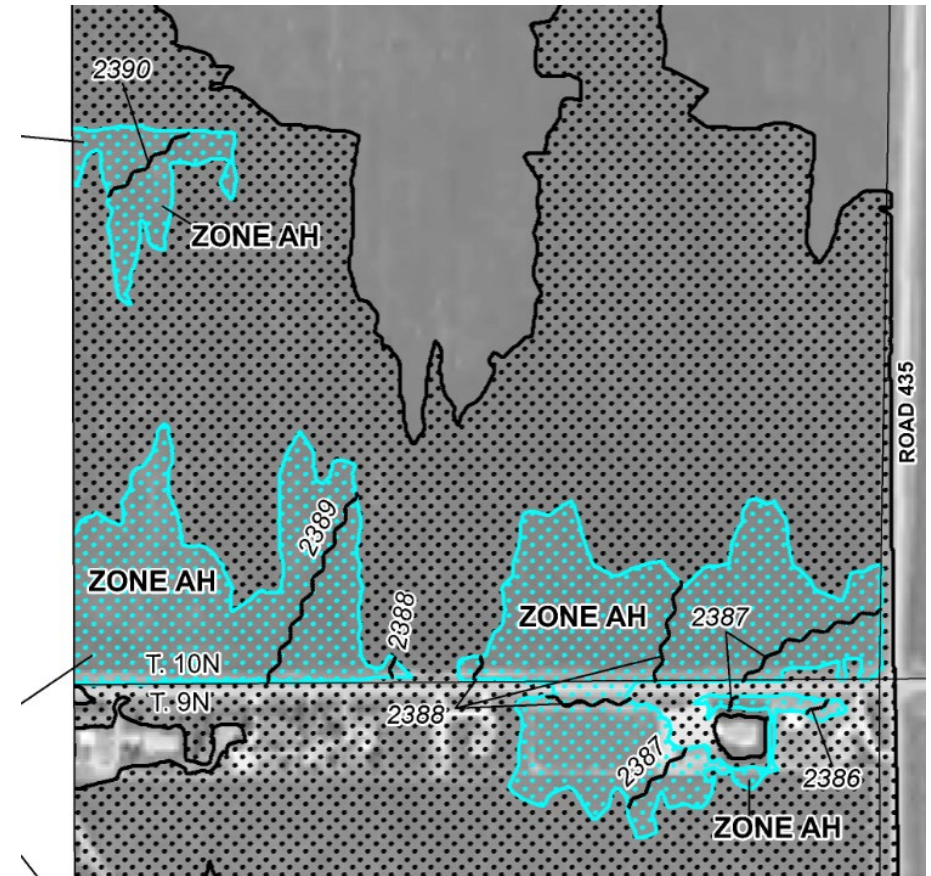
# BFE Determination: AO and AH Zones

- AO Zones:
  - Shown as a depth number  
(*2ft default if no number*)
  - Displayed on the FIRM
  - BFE is HAG plus the depth number
- AH Zones:
  - BFEs shown on the FIRM as an elevation




# BFE Determination: AO and AH Zones

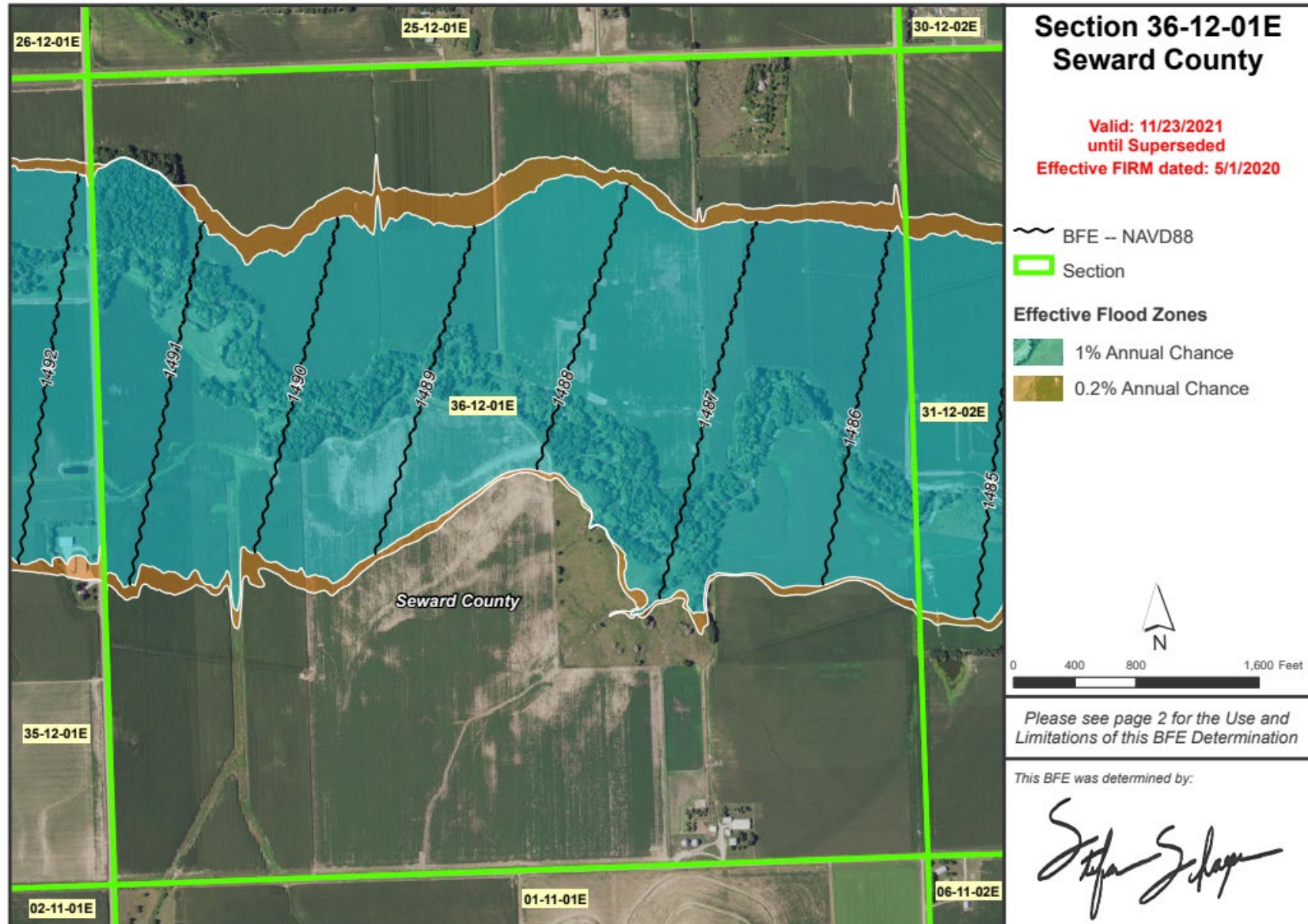
- AO Zones:
  - Shown as a depth number  
(*2ft default if no number*)
  - Displayed on the FIRM
  - BFE is HAG plus the depth number
- AH Zones:
  - BFEs shown on the FIRM as an elevation



# BFE Determination: A Zones

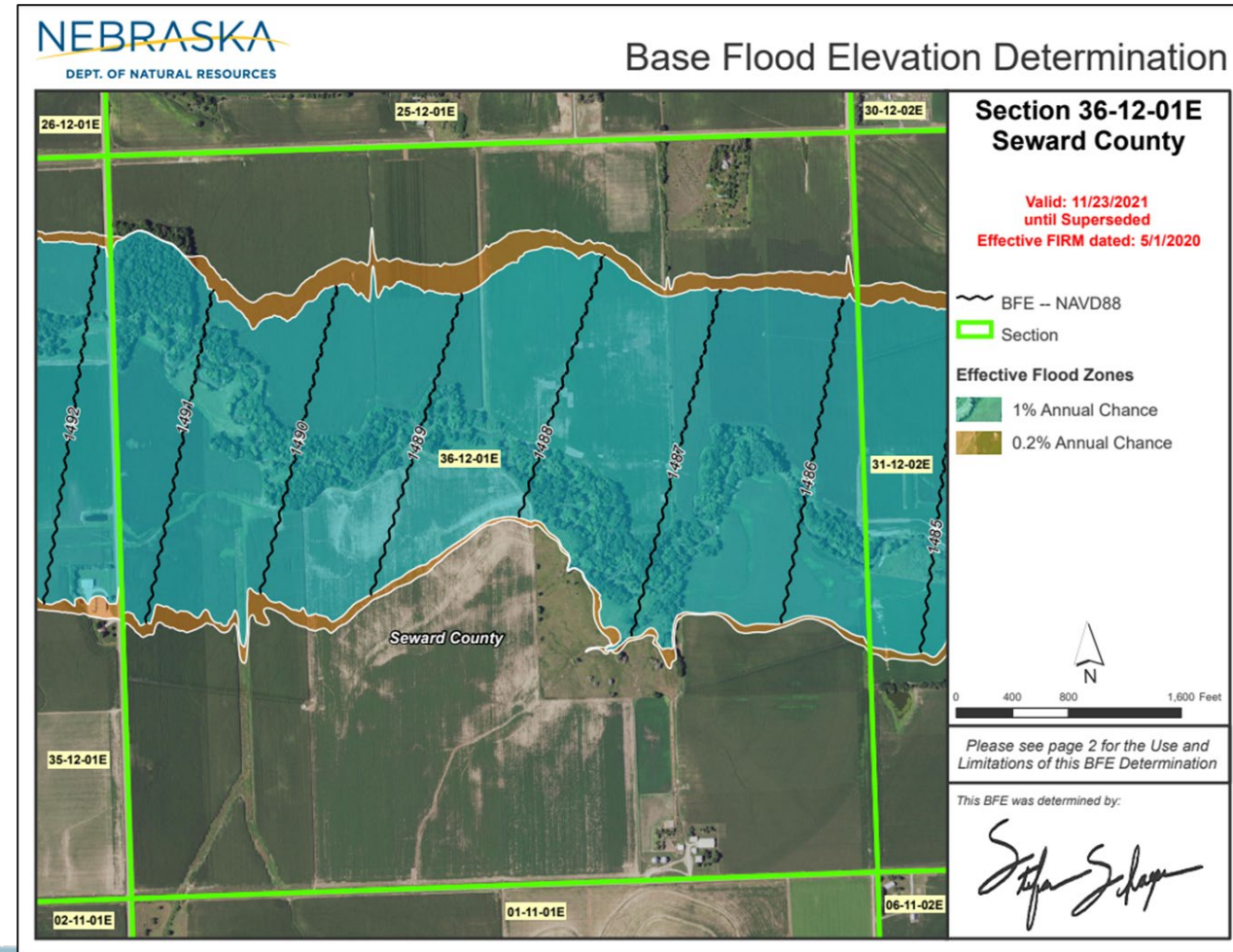
- A Zones don't have Base Flood Elevations determined, and a Flood Insurance Study is not available
  - NeDNR will provide base flood elevations for free
  - Floodplain administrators may request them at <https://dnr.nebraska.gov/floodplain/request-base-flood-elevation>
  - Password reset requests can be sent to [Michele.York@nebraska.gov](mailto:Michele.York@nebraska.gov)
- 

# Base Flood Elevation Determination



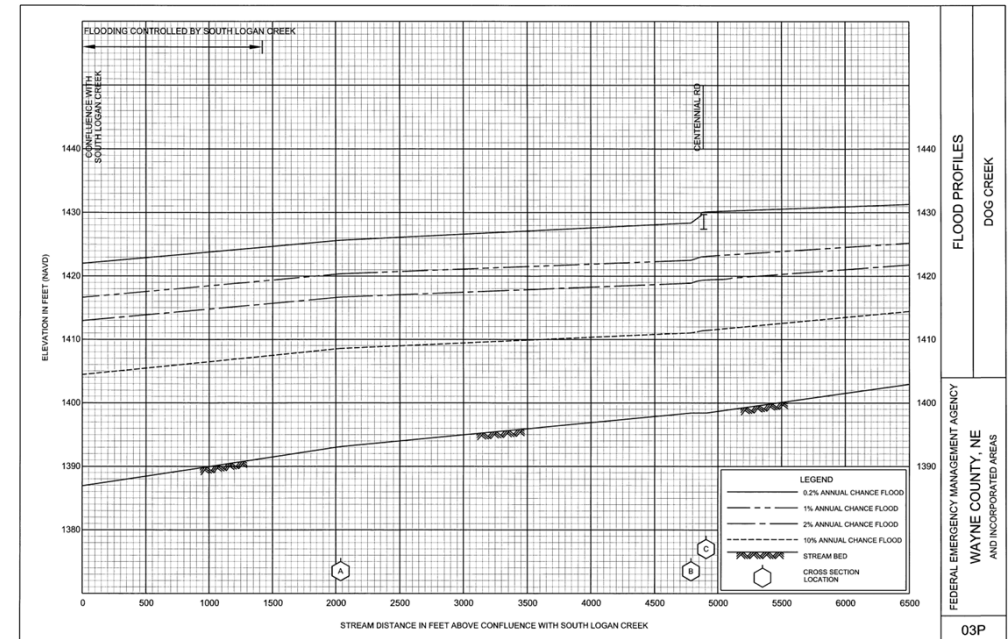
# BFE Determination Map from NeDNR

If using a determination map from NeDNR, best practice when a development falls between two lines is to use the higher of the two numbers.



# BFE Determination: AE Zones

- BFE must be determined using the flood profiles in the Flood Insurance Study
- Measure the BFE to the nearest tenth of a foot
- Determination must be reasonable
- Floodplain administrators have the authority to make this determination



# Step 1: Determine the location of the development

- Create a point or box on the map showing where the development is proposed
- Be as accurate as possible
  - Ask the contractor, engineer, or surveyor to provide a site map if possible
  - If making a box, use the highest upstream part to determine the BFE



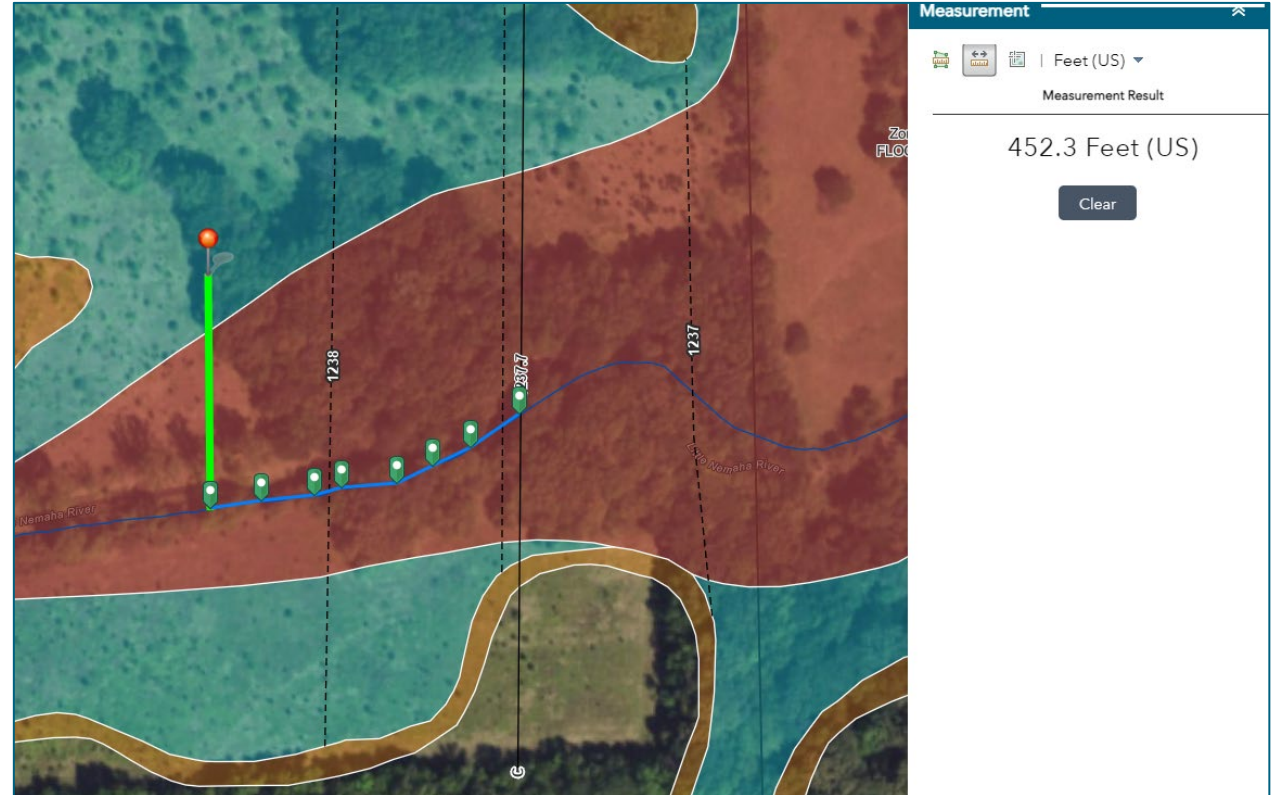
## Step 2: Find the cross-sections

- Identify the cross-sections the development is in between
  - In this case they are cross-sections C and D



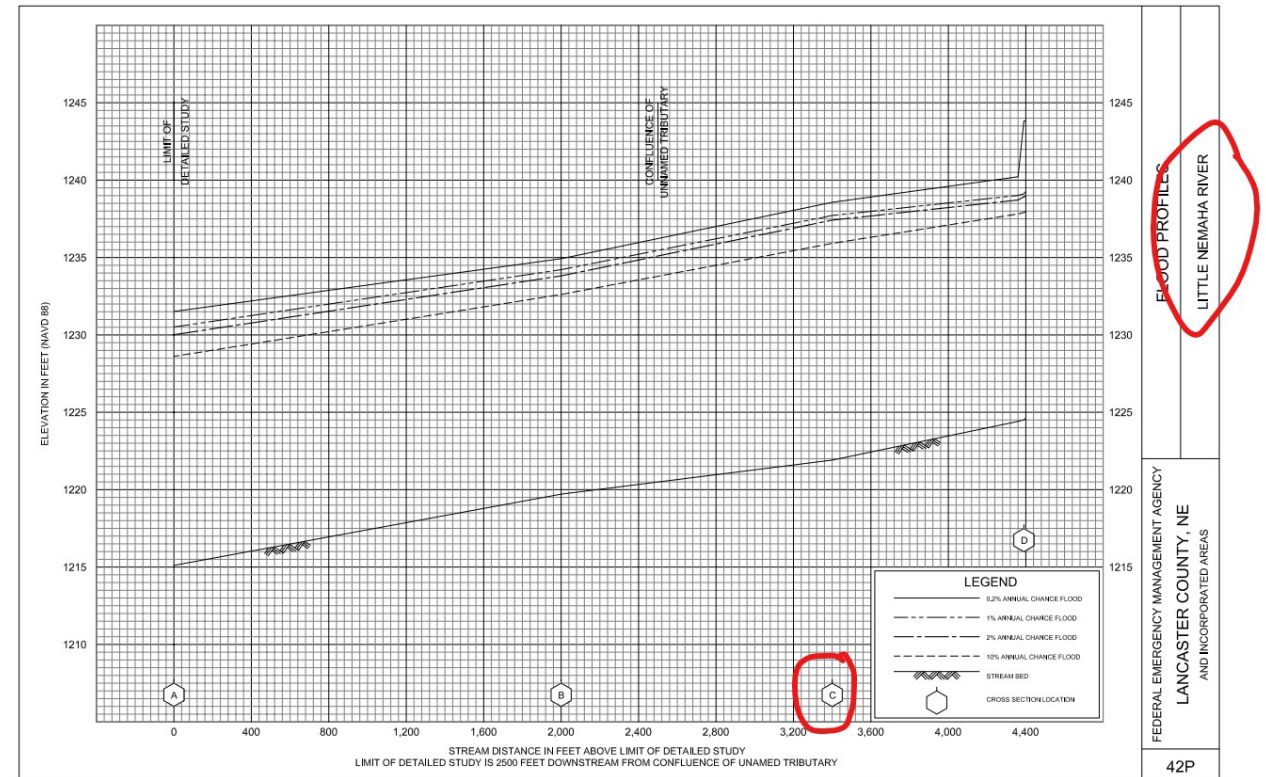
## Step 3: Measure distance along the “thalweg”

- Draw a line from the development location perpendicular to the stream/riverbed (also known as the thalweg)
- Measure the distance from the nearest cross-section to your line following the thalweg
  - *Thalweg: The bottom of a river channel (AKA profile baseline)*



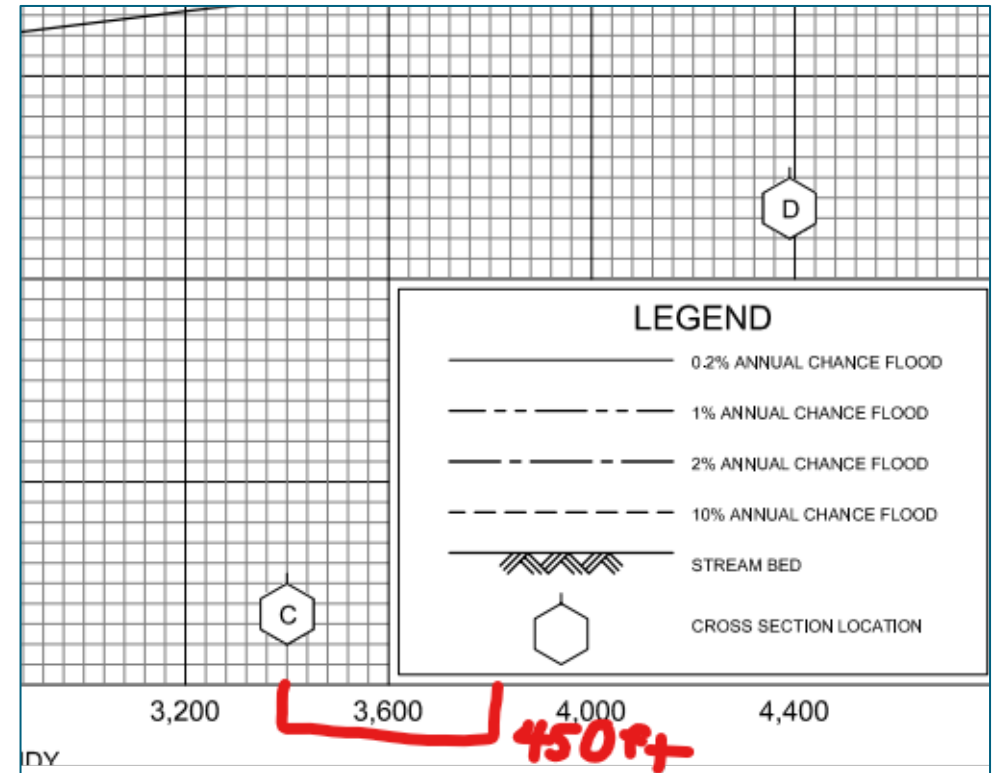
# Step 4: Find the correct Flood Profile

- Open the Flood Insurance Study for the County. In this case, we are looking at Lancaster County's
- Find the Flood Profile for the correct river or stream showing the correct cross-sections. For this example, it is the Little Nemaha River



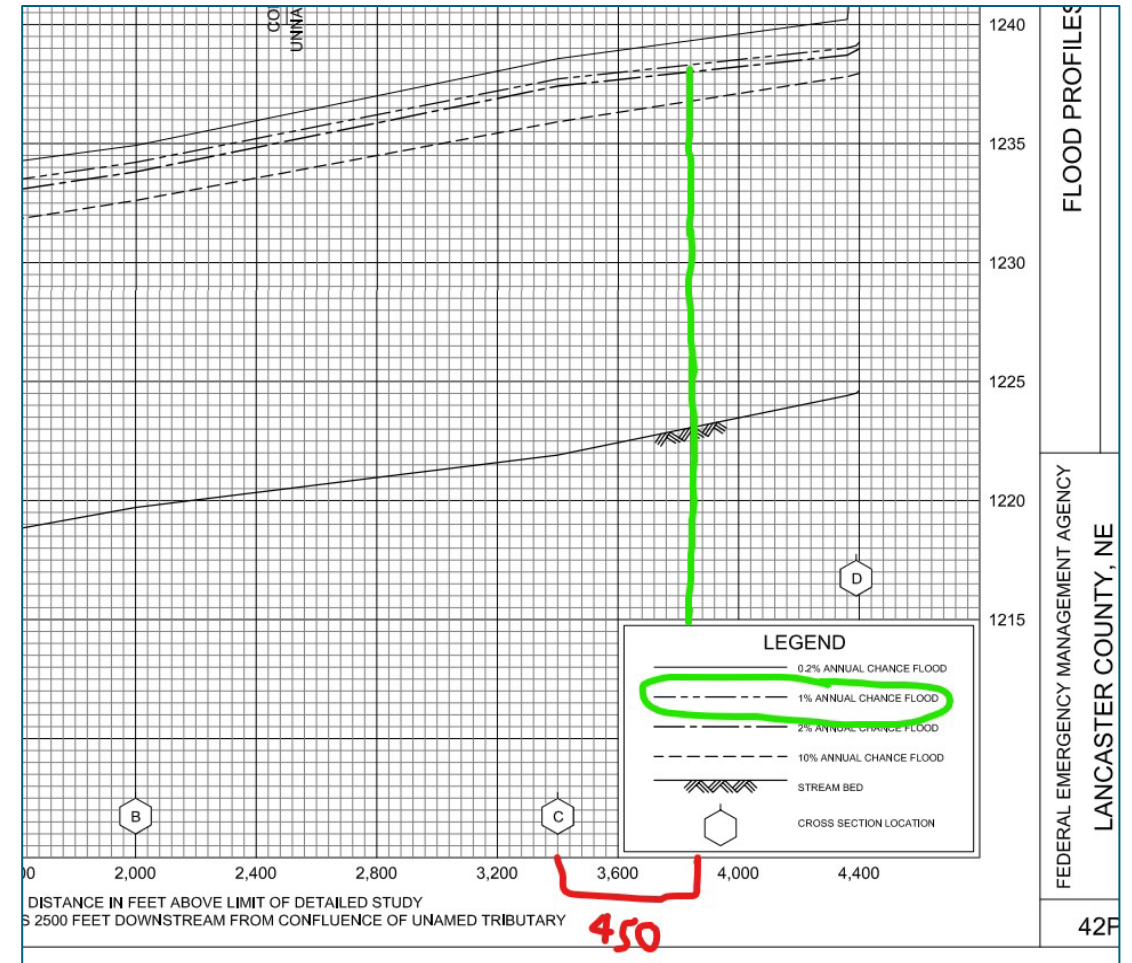
# Step 5: Measure the stream distance

- Starting at the cross-section you measured from in Step 3, measure that same distance following the X-axis
  - In this case, it was about 450ft (refer to step 3).



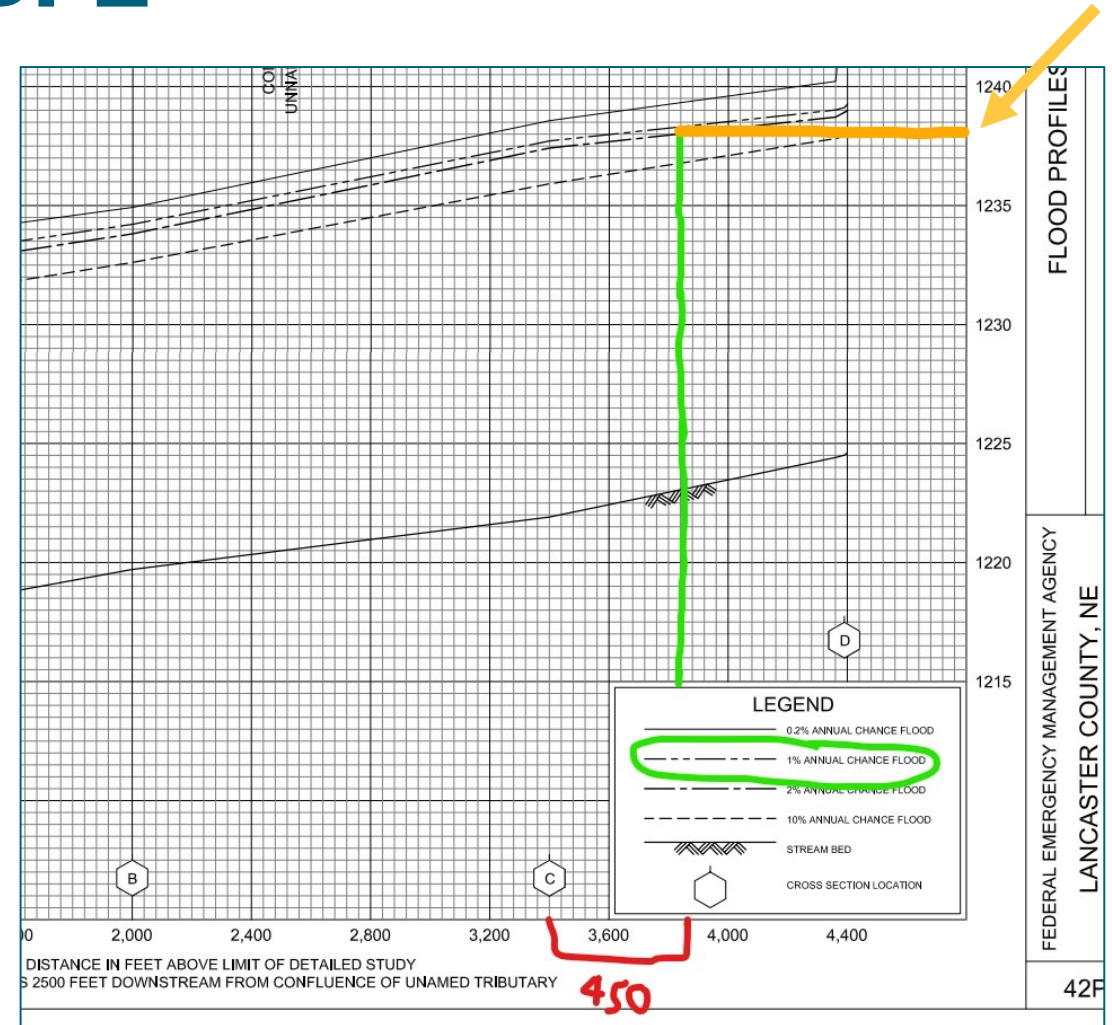
## Step 6: Find the 1% annual chance line

- Draw/follow a line from that distance until it intersects with the 1% annual chance line shown on the chart



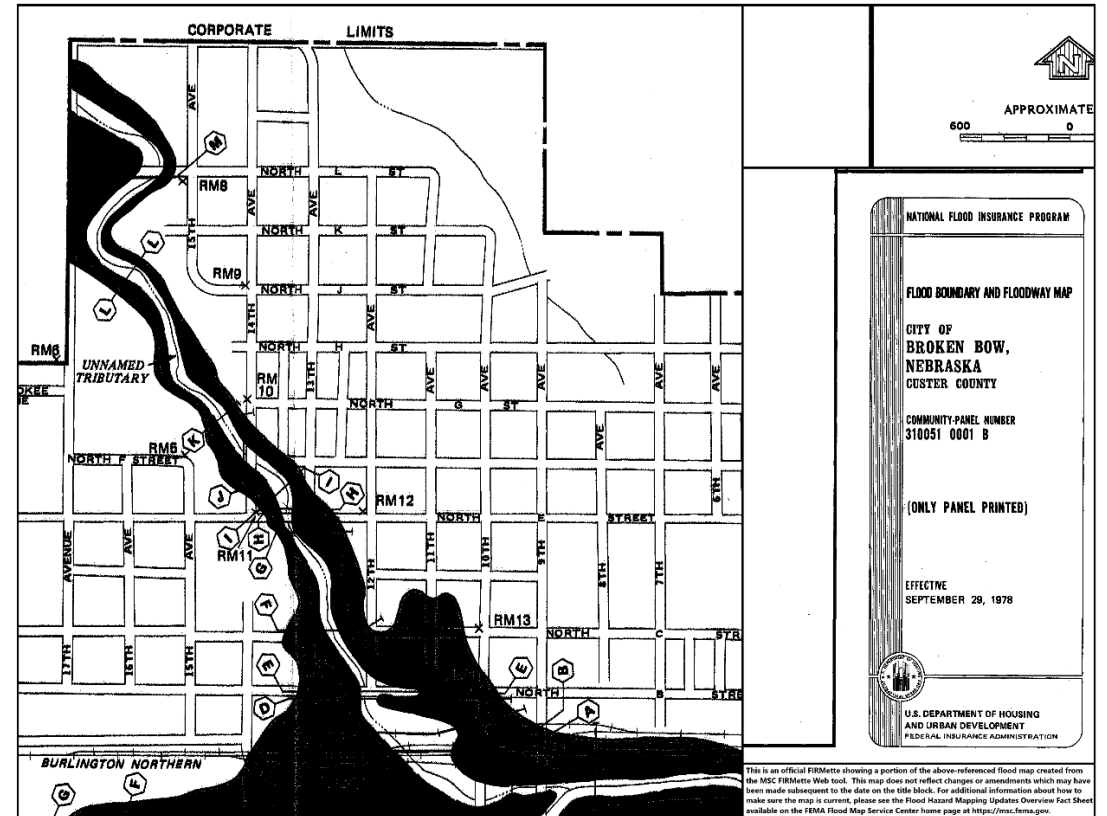
# Step 7: Determine the BFE

- Use the Y-axis to determine the BFE
- Remember, interpolate to the nearest 10<sup>th</sup> of a foot
- This BFE is nearest to 1238.1ft



# Paper Maps

- Communities with paper maps may have to use their paper FIRM panels and follow the exact steps 1-3
- FIRM panels can be downloaded from the FEMA MSC
- Note: the floodway map is likely a separate map from the FIRM panel(s)






# NeDNR's *Current* Model Floodplain Development Permit Application

# The Current *Model* Floodplain Development Permit Application

- Released June 2020
- Copy available on NeDNR website
- Generic
- Does *not* account for *cumulative improvement* regs

**Floodplain Development Permit Application**



FOR OFFICIAL USE ONLY	
Jurisdiction:	
Permit No.:	Date Filed:
Fee:	Receipt No.:
Approved? <input type="checkbox"/> Y <input type="checkbox"/> N	Date Decided:
Notes:	

**OWNER**

Owner Name:

Address:

City, State, Zip:

Phone:

Email:

**STRUCTURE**

Structure Address:

City, State, Zip:

Parcel No:

Lot & Block Subd. / PLSS (S-T-R):

**APPLICANT** If different than owner:

Applicant Name:

Address:

City, State, Zip:

Phone:

Email:

License No:

**PROJECT INFORMATION**

Project Type: ☐ Residential ☐ Commercial / Non-Residential ☐ Fences / Walls  
Check all that apply ☐ New Construction - Detached ☐ New Construction - Attached ☐ Remodel / Rehab  
☐ Grading / Fill / Excavation ☐ Mobile Home  
☐ Other:

Description of proposed Work:

Cost of Improvements for this project: (a) \_\_\_\_\_  
Attach an itemized cost estimate. See FEMA's "Included and Excluded Costs for Damage Repair Estimates".

Appraised Valuation of the Structure: (b) \_\_\_\_\_  
Attach assessment documents.

Calculate the following: (a) ÷ (b) x 100 = (c) \_\_\_\_\_ %

Is the project a substantial improvement?  
If (c) value is greater than or equal to 50%, then the project constitutes substantial improvement. ☐ Y ☐ N

**FLOODPLAIN INFORMATION**

FEMA Flood Zone: ☐ A ☐ AE ☐ X (shaded) ☐ Other

Base Flood Elevation: \_\_\_\_\_ NGVD(29) / NAVD(88)

Required Flood Protection Elevation: \_\_\_\_\_ NGVD(29) / NAVD(88)

Is the property within the Floodway? ☐ Y\* ☐ N \*If any work is proposed within the Floodway, a no-rise certification must be attached.

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**REGULATORY REQUIREMENTS**

Structure is: ☐ Elevated ☐ Vented  
Check all that apply. If the structure is elevated, attach an Elevation Certificate. ☐ Flood Proofed ☐ N/A

Elevation Certificate: ☐ Y ☐ N  
Elevation Certificate is required for all new structures, additions, and substantial improvements.

Flood Proofed: ☐ Dry (non-residential only) ☐ Wet

Lowest Floor Elevation: \_\_\_\_\_ NGVD(29) / NAVD(88)  
Provide source:

Lowest HVAC / Equipment Elevation: \_\_\_\_\_ NGVD(29) / NAVD(88)

Enclosed Area: \_\_\_\_\_ Square Feet

Number of Openings\*: \_\_\_\_\_ Openings

Area of Openings: \_\_\_\_\_ Square Inches  
\*If engineered vents are proposed, construction details and specifications must be attached.

**REQUIRED SUBMITTAL DOCUMENTS**

- ☐ Completed Application
- ☐ Location Map
- ☐ Site Plan (include regulatory floodplain / floodway)
- ☐ Grading Plan
- ☐ Floor Plans / Construction Specifications
- ☐ Flood-Proofing Certificate (as necessary)
- ☐ Flood Vent Specifications (as necessary)

- ☐ No-Rise Certificate (floodway only)
- ☐ Pre-Construction Elevation Certificate (for new structures / additions)
- ☐ Less than 1' Rise Determination (for SFHA without floodway)
- ☐ Other (describe):

NOTE: If grades are not changing as a result of site work, a current topographical map of the site will suffice in lieu of a grading plan. If structures are proposed, the submittal must include foundation design and floor plans. All site plans must detail the location, elevation, and design of mechanical equipment, venting, and flood-proofing. Additional information and materials may be required.

**Certification**

I CERTIFY THE ABOVE INFORMATION IS CORRECT AND AGREE TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE APPROVED PLAT, PLANS, AND SPECIFICATIONS NOTED HEREIN AND IN STRICT COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE REGULATIONS.

Applicant Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

**FOR OFFICIAL USE ONLY**

Floodplain Administrator Approval Signature: \_\_\_\_\_ Approval Date: \_\_\_\_\_

Notes: \_\_\_\_\_ Permit Expiration Date: \_\_\_\_\_

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# Who Completes What?

## Floodplain Development Permit Application

### FOR OFFICIAL USE ONLY

Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_  
 Fee: \_\_\_\_\_ Receipt No.: \_\_\_\_\_  
 Approved?    Y       N      Date Decided: \_\_\_\_\_

Notes:

OWNER	STRUCTURE	APPLICANT	<i>If different than owner.</i>
Owner Name:	Structure Address:	Applicant Name:	
Address:		Address:	
City, State, Zip:	City, State, Zip:	City, State, Zip:	
Phone:	Parcel No:	Phone:	
Email:	Lot & Block Subd. / PLSS (S-T-R):	Email:	
		License No:	

### PROJECT INFORMATION

**Project Type:** Residential Commercial / Non-Residential Fences / Walls  
*Check all that apply* New Construction - Detached New Construction - Attached Remodel / Rehab  
 Grading / Fill / Excavation Mobile Home Other:

Description of proposed Work:

**Cost of Improvements for this project:** (a)

*Attach an itemized cost estimate; See FEMA's "Included and Excluded Costs for Damage Repair Estimates".*

**Appraised Valuation of the Structure:** (b)

*Attach assessment documents.*

Calculate the following: (a) + (b) x 100 = (c) %

Is the project a substantial improvement? • Y • N

*If (c) value is greater than or equal to 50%, then the project constitutes substantial improvement.*

### FLOODPLAIN INFORMATION

**FEMA Flood Zone:** A AE X (shaded) Other

**Base Flood Elevation:** NGVD(29) / NAVD(88)

**Required Flood Protection Elevation:** NGVD(29) / NAVD(88)

Is the property within the Floodway? • Y\* • N *\*If any work is proposed within the Floodway, a no-rise certification must be attached.*

Floodplain Administrator

Project Proponent

Floodplain Administrator

### REGULATORY REQUIREMENTS

**Structure is:** Elevated Vented  
*Check all that apply. If the structure is elevated, attach an Elevation Certificate.* Flood Proofed N/A

**Elevation Certificate:** • Y • N

*Elevation Certificate is required for all new structures, additions, and substantial improvements.*

**Flood Proofed** Dry (non-residential only)  
 Wet

**Lowest Floor Elevation:** NGVD(29) / NAVD(88)

*Provide source.*

**Lowest HVAC / Equipment Elevation:** NGVD(29) / NAVD(88)

**Enclosed Area** Square Feet

**Number of Openings\*:** Openings

**Area of Openings:** Square Inches

*\*If engineered vents are proposed, construction details and specifications must be attached.*

### REQUIRED SUBMITTAL DOCUMENTS

- Completed Application
- Location Map
- Site Plan (include regulatory floodplain / floodway)
- Grading Plan
- Floor Plans / Construction Specifications
- Flood-Proofing Certificate (as necessary)
- Flood Vent Specifications (as necessary)
- No-Rise Certificate (floodway only)
- Pre-Construction Elevation Certificate (for new structures / additions)
- Less than 1' Rise Determination (for SFHA without floodway)
- Other (describe):

**NOTE:** If grades are not changing as a result of site work, a current topographical map of the site will suffice in lieu of a grading plan. If structures are proposed, the submittal must include foundation design and floor plans. All site plans must detail the location, elevation, and design of mechanical equipment, venting, and flood-proofing. Additional information and materials may be required.

### Certification

I CERTIFY THE ABOVE INFORMATION IS CORRECT AND AGREE TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE APPROVED PLAT, PLANS, AND SPECIFICATIONS NOTED HEREIN AND IN STRICT COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE REGULATIONS.

Applicant Signature Print Name Date

### FOR OFFICIAL USE ONLY

Notes:

Floodplain Administrator Approval Signature:

Date

# Contacts Information

**Floodplain Development Permit Application**

**FOR OFFICIAL USE ONLY**

Permit No.:	Date Filed:
Fee:	Receipt No.:
Approved? <input checked="" type="radio"/> Y <input type="radio"/> N	Date Decided:

OWNER	STRUCTURE	APPLICANT <small>If different than owner.</small>
Owner Name:	Structure Address:	Applicant Name:
Address:		Address:
City, State, Zip:	City, State, Zip:	City, State, Zip:
Phone:	Parcel No:	Phone:
Email:	Lot & Block Subd. / PLSS (S-T-R):	Email:
		License No:

**PROJECT INFORMATION**

Calculate the following: (a) ÷ (b) X 100 = (c) %

Is the project a substantial improvement?  
If (c) value is greater than or equal to 50%, then the project constitutes substantial improvement. ☒ Y ☐ N

**FLOODPLAIN INFORMATION**

FEMA Flood Zone:	A	AE	X (shaded)	Other
Base Flood Elevation:	NGVD(29) / NAVD(88)			
Required Flood Protection Elevation:	NGVD(29) / NAVD(88)			
Is the property within the Floodway?	<input checked="" type="radio"/> Y* <input type="radio"/> N	*If any work is proposed within the Floodway, a no-rise certification must be attached.		

- Applicant = Primary Contact
- Check licenses:
  - NE Board of Engineers and Architects
  - NE Department of Labor Contractor Registration
  - NE State Surveyor

# Project Information

## Floodplain Development Permit Application

FOR OFFICIAL USE ONLY

Permit No.:	Date Filed:
Fee:	Receipt No.:
Approved?    Y    N	Date Decided:
Notes:	

OWNER

Owner Name:

STRUCTURE

Structure Address:

APPLICANT

if different than owner.

Applicant Name:

**PROJECT INFORMATION**

**Project Type:**    Residential

*Check all that apply*    ☐ New Construction - Detached

☐ Grading / Fill / Excavation

☐ Other:

☐ Commercial / Non-Residential

☐ New Construction - Attached

☐ Mobile Home

☐ Fences / Walls

☐ Remodel / Rehab

**Description of proposed Work:**

**Cost of Improvements for this project:** (a)

*Attach an itemized cost estimate; See FEMA's "Included and Excluded Costs for Damage Repair Estimates".*

**Appraised Valuation of the Structure:** (b)

*Attach assessment documents.*

**Calculate the following:**    (a) ÷ (b) x 100 = (c) (c)                      %

**Is the project a substantial improvement?** ● Y    ● N

*If (c) value is greater than or equal to 50%, then the project constitutes substantial improvement.*

**FLOODPLAIN INFORMATION**

Is the property within the Floodway?

● Y
● N

*\*If any work is proposed within the Floodway, a no-rise certification must be attached.*

- Description includes the *full* scope of work
- Attach pages as necessary to describe
- Do supporting documents and description align?
- Local jurisdictions must obey their own floodplain ordinance and obtain a floodplain development permit

# Project Information cont.

**Floodplain Development Permit Application**

**FOR OFFICIAL USE ONLY**

Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_  
Fee: \_\_\_\_\_ Receipt No.: \_\_\_\_\_  
Approved? ☐ Y ☐ N Date Decided: \_\_\_\_\_  
Notes: \_\_\_\_\_

**OWNER**  
Owner Name: \_\_\_\_\_  
Address: \_\_\_\_\_

**STRUCTURE**  
Structure Address: \_\_\_\_\_

**APPLICANT** If different than owner.  
Applicant Name: \_\_\_\_\_  
Address: \_\_\_\_\_

**PROJECT INFORMATION**

**Project Type:** Check all that apply  
☐ Residential ☐ Commercial / Non-Residential ☐ Fences / Walls  
☐ New Construction - Detached ☐ New Construction - Attached ☐ Remodel / Rehab  
☐ Grading / Fill / Excavation ☐ Mobile Home  
☐ Other: \_\_\_\_\_

**Description of proposed Work:**  
\_\_\_\_\_  
\_\_\_\_\_

**Cost of Improvements for this project:** (a)  
Attach an itemized cost estimate; See FEMA's "Included and Excluded Costs for Damage Repair Estimates".

**Appraised Valuation of the Structure:** (b)  
Attach assessment documents.

**Calculate the following:** (a) ÷ (b) x 100 = (c) %

**Is the project a substantial improvement?** ☐ Y ☐ N  
If (c) value is greater than or equal to 50%, then the project constitutes substantial improvement.

**FLOODPLAIN INFORMATION**

- Substantial Improvement must be evaluated for improvements to any *existing* structures
  - This includes repair work on damaged structures
- Most assessor data is online
- Refer to **FEMA P-758 Substantial Improvement / Substantial Damage Desk Reference** for assistance
- Permit form doesn't account for *cumulative* improvements

# Floodplain Information

**Floodplain Development Permit Application**

FOR OFFICIAL USE ONLY

Permit No.:	Date Filed:
Fee:	Receipt No.:
Approved? <input type="checkbox"/> Y <input type="checkbox"/> N	Date Decided:
Notes:	

OWNER

Owner Name:

Address:

City, State, Zip:

Phone:

Email:

STRUCTURE

Structure Address:

City, State, Zip:

Parcel No:

Lot & Block Subd. / PLSS (S-TR):

APPLICANT If different than owner.

Applicant Name:

Address:

City, State, Zip:

Phone:

Email:

License No:

**FLOODPLAIN INFORMATION**

<b>FEMA Flood Zone:</b>	<input type="checkbox"/> A <input type="checkbox"/> AE <input checked="" type="checkbox"/> X (shaded) <input type="checkbox"/> Other
<b>Base Flood Elevation:</b>	NGVD(29) / NAVD(88)
<b>Required Flood Protection Elevation:</b>	NGVD(29) / NAVD(88)
<b>Is the property within the Floodway?</b>	<input checked="" type="radio"/> Y* <input type="radio"/> N <small>*If any work is proposed within the Floodway, a no-rise certification must be attached.</small>

Required Flood Protection Elevation:

NGVD(29) / NAVD(88)

Is the property within the Floodway?

☒ Y\* ☐ N \*If any work is proposed within the Floodway, a no-rise certification must be attached.

- Flood zone & mapping status drive floodplain requirements in local jurisdictions
- Local ordinances are derived from 44 CFR 60.3 & NAC Title 455 Chapter 1
- NeDNR provides model floodplain ordinances to local communities
- Nebraska has 1' freeboard requirement

# Floodplain Information cont.

**Floodplain Development Permit Application**

FOR OFFICIAL USE ONLY			
Permit No.:		Date Filed:	
Fee:		Receipt No.:	
Approved?	<input type="radio"/> Y <input type="radio"/> N	Date Decided:	
Notes:			

OWNER	STRUCTURE	APPLICANT <small><i>if different than owner</i></small>
Owner Name:	Structure Address:	Applicant Name:
Address:		Address:
City, State, Zip:	City, State, Zip:	City, State, Zip:
Phone:	Parcel No:	Phone:
Email:	Lot & Block Subd. / PLSS (S-TR):	Email:
		License No:

PROJECT INFORMATION			
Project Type:	Residential	Commercial / Non-Residential	Fences / Walls
<small><i>Check all that apply</i></small>	New Construction - Detached	New Construction - Attached	Remodel / Rehab
	Grading / Fill / Excavation	Mobile Home	
	Other:		

## FLOODPLAIN INFORMATION

<b>FEMA Flood Zone:</b>	<input type="radio"/> A	<input type="radio"/> AE	<input checked="" type="radio"/> X (shaded)	<input type="radio"/> Other
<b>Base Flood Elevation:</b>	NGVD(29) / NAVD(88)			
<b>Required Flood Protection Elevation:</b>	NGVD(29) / NAVD(88)			
<b>Is the property within the Floodway?</b>	<input checked="" type="radio"/> Y*	<input type="radio"/> N	*If any work is proposed within the Floodway, a no-rise certification must be attached.	

- “Is the Property within the Floodway?  
If yes:
  - No-Rise Certification required
    - No-rise means *0.00 feet*
- No-rise process and certificate template available on NeDNR website
- NeDNR is available to assist in reviewing the no-rise documentation
- New structures for human habitation are prohibited in the Floodway. This includes substantially damaged or improved existing structures.

# Regulatory Requirements

REGULATORY REQUIREMENTS		
<b>Structure is:</b> <i>Check all that apply. If the structure is elevated, attach an Elevation Certificate.</i>	<input type="checkbox"/> Elevated Flood Proofed	<input type="checkbox"/> Vented N/A
<b>Elevation Certificate:</b> <i>Elevation Certificate is required for all new structures, additions, and substantial improvements.</i>	<input type="radio"/> Y <input type="radio"/> N	
<b>Flood Proofed</b>	<input type="checkbox"/> Dry (non-residential only) <input type="checkbox"/> Wet	
<b>Lowest Floor Elevation:</b> <i>Provide source.</i>	NGVD(29) / NAVD(88)	
<b>Lowest HVAC / Equipment Elevation:</b>	NGVD(29) / NAVD(88)	
<b>Enclosed Area</b>	Square Feet	
<b>Number of Openings*:</b>	Openings	
<b>Area of Openings:</b> <i>*If engineered vents are proposed, construction details and specifications must be attached.</i>	Square Inches	

**Certification**

I CERTIFY THE ABOVE INFORMATION IS CORRECT AND AGREE TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE APPROVED PLAT, PLANS, AND SPECIFICATIONS NOTED HEREIN AND IN STRICT COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE REGULATIONS.

Applicant Signature _____	Print Name _____	Date _____
---------------------------	------------------	------------

**FOR OFFICIAL USE ONLY**

Notes: \_\_\_\_\_

Floodplain Administrator Approval Signature: \_\_\_\_\_

Date \_\_\_\_\_

- Where proponent affirms structural compliance with regulations
- Retain copies of Elevation Certificates
- HVAC & Equipment = at least 1 foot above BFE
- Non-residential flood proofing? [See Technical Bulletin 3](#)
- Flood Openings? [See Technical Bulletin 1](#)
  - At least 2 openings, with net area of 1 square inch for every square foot of enclosed space

# Required Submittal Documents

REGULATORY REQUIREMENTS

Structure is:  
Check all that apply. If the structure is elevated, attach an Elevation Certificate.

Elevation Certificate:  
Elevation Certificate is required for all new structures, additions, and substantial improvements.

Flood Proofed

☐ Elevated  
☐ Flood Proofed  
☒ Y ☐ N

☐ Vented  
☐ N/A

☐ Non-residential only

REQUIRED SUBMITTAL DOCUMENTS

☐ Completed Application

☐ Location Map

☐ Site Plan *(include regulatory floodplain / floodway)*

☐ Grading Plan

☐ Floor Plans / Construction Specifications

☐ Flood-Proofing Certificate *(as necessary)*

☐ Flood Vent Specifications *(as necessary)*

☐ No-Rise Certificate *(floodway only)*

☐ Pre-Construction Elevation Certificate *(for new structures / additions)*

☐ Less than 1' Rise Determination *(for SFHA without floodway)*

☐ Other *(describe):*

NOTE: If grades are not changing as a result of site work, a current topographical map of the site will suffice in lieu of a grading plan. If structures are proposed, the submittal must include foundation design and floor plans. All site plans must detail the location, elevation, and design of mechanical equipment, venting, and flood-proofing. Additional information and materials may be required.

**Certification**

I CERTIFY THE ABOVE INFORMATION IS CORRECT AND AGREE TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE APPROVED PLAT, PLANS, AND SPECIFICATIONS NOTED HEREIN AND IN STRICT COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE REGULATIONS.

Applicant Signature

Print Name

Date

- Floodplain Administrators must be provided adequate information to allow them to do their job
- The “Burden of proof” is on the project proponent
- Approvals **should not** be made on *promise* of receipt of supporting documents
  - Only approve the permit if all required submittal documents are provided

# Approval/Denial

REGULATORY REQUIREMENTS	
<b>Structure is:</b> <small>Check all that apply. If the structure is elevated, attach an Elevation Certificate.</small>	<input type="checkbox"/> Elevated <input type="checkbox"/> Flood Proofed <input type="checkbox"/> Vented <input type="checkbox"/> N/A
<b>Elevation Certificate:</b> <small>Elevation Certificate is required for all new structures, additions, and substantial improvements.</small>	<input type="radio"/> Y <input type="radio"/> N
<b>Flood Proofed</b>	<input type="checkbox"/> Dry (non-residential only) <input type="checkbox"/> Wet
<b>Lowest Floor Elevation:</b> <small>Provide source.</small>	NGVD(29) / NAVD(88)
<b>Lowest HVAC / Equipment Elevation:</b>	NGVD(29) / NAVD(88)
<b>Enclosed Area</b>	Square Feet
<b>Number of Openings*:</b>	Openings
<b>Area of Openings:</b> <small>*If engineered vents are proposed, construction details and specifications must be attached.</small>	Square Inches
REQUIRED SUBMITTAL DOCUMENTS	
<input type="checkbox"/> Completed Application	<input type="checkbox"/> No-Rise Certificate (floodway only)
<input type="checkbox"/> Location Map	<input type="checkbox"/> Pre-Construction Elevation Certificate (for new structures / additions)
<input type="checkbox"/> Site Plan (include regulatory floodplain / floodway)	<input type="checkbox"/> Less than 1' Rise Determination (for SFH4 without floodway)
<input type="checkbox"/> Grading Plan	<input type="checkbox"/> Other (describe):
<input type="checkbox"/> Floor Plans / Construction Specifications	
<input type="checkbox"/> Flood-Proofing Certificate (as necessary)	
<input type="checkbox"/> Flood Vent Specifications (as necessary)	

NOTE: If grades are not changing as a result of site work, a current topographical map of the site will suffice in lieu of a grading plan. If structures are proposed, the submittal must include foundation design and floor plans. All site plans must detail the location, elevation, and design of mechanical equipment, venting, and flood-

## FOR OFFICIAL USE ONLY

Notes:

Floodplain Administrator  
Approval Signature:

Date

- When signed by the Floodplain Administrator, the application becomes the valid floodplain development permit
- Only sign when adequate documentation *has been provided* to assure compliance
- Do not sign on good faith
- Keep floodplain development permits with other permits
- Add any additional information in the "Notes:" Section
  - Such as a permit expiration date

# Other Permits

REGULATORY REQUIREMENTS	
<b>Structure is:</b> <small>Check all that apply. If the structure is elevated, attach an Elevation Certificate.</small>	<input type="checkbox"/> Elevated <input type="checkbox"/> Flood Proofed <input type="checkbox"/> Vented <input type="checkbox"/> N/A
<b>Elevation Certificate:</b> <small>Elevation Certificate is required for all new structures, additions, and substantial improvements.</small>	<input checked="" type="radio"/> Y <input type="radio"/> N
<b>Flood Proofed</b>	<input type="checkbox"/> Dry (non-residential only) <input type="checkbox"/> Wet
<b>Lowest Floor Elevation:</b> <small>Provide source.</small>	NGVD(29) / NAVD(88)
<b>Lowest HVAC / Equipment Elevation:</b>	NGVD(29) / NAVD(88)
<b>Enclosed Area</b>	Square Feet
<b>Number of Openings*:</b>	Openings
<b>Area of Openings:</b> <small>*If engineered vents are proposed, construction details and specifications must be attached.</small>	Square Inches
REQUIRED SUBMITTAL DOCUMENTS	
<input type="checkbox"/> Completed Application <input type="checkbox"/> Location Map <input type="checkbox"/> Site Plan (include regulatory floodplain / floodway) <input type="checkbox"/> Grading Plan <input type="checkbox"/> Floor Plans / Construction Specifications <input type="checkbox"/> Flood-Proofing Certificate (as necessary) <input type="checkbox"/> Flood Vent Specifications (as necessary)	<input type="checkbox"/> No-Rise Certificate (floodway only) <input type="checkbox"/> Pre-Construction Elevation Certificate (for new structures / additions) <input type="checkbox"/> Less than 1' Rise Determination (for SFH4 without floodway) <input type="checkbox"/> Other (describe):
<small>NOTE: If grades are not changing as a result of site work, a current topographical map of the site will suffice in lieu of a grading plan. If structures are proposed, the submittal must include foundation design and floor plans. All site plans must detail the location, elevation, and design of mechanical equipment, venting, and flood-</small>	

## FOR OFFICIAL USE ONLY

Notes:

Floodplain Administrator  
Approval Signature:

Date

- Understand the larger regulatory context
- Other permits may take precedence:
  - ✓ Building Permit
  - ✓ Zoning Permits
  - ✓ Endangered Species Determination
  - ✓ Wetland Permit
  - ✓ Septic System
  - ✓ USACE 404/408
  - ✓ Others?

An aerial photograph of a flooded area, likely a residential neighborhood. A large, light-colored, rectangular area in the lower-left quadrant appears to be a flooded field or a large, flat, open space. Surrounding this area are numerous trees and some buildings, including a prominent house with a dark roof in the lower-left. The water is a deep blue color, and the overall scene is viewed from a high angle, showing the extent of the flooding.

# Introducing NeDNR's *New Model* Floodplain Development Permit Applications

Structural & Non-Structural

# NeDNR's New Model Permit Applications

- Separate permits for structural and non-structural development
- More clarity on who is responsible for which sections
- The permit will also have instructions on how to fill out the different sections
- A new “Request for Information” (RFI) will be made available for FPAs when proposals are missing information

The image displays two sample permit application forms from NeDNR. The top form is the "Non-structural Floodplain Development Permit Application" and the bottom form is the "Structural Floodplain Development Permit Application". Both forms include a "Place Jurisdiction Seal" box, a "FOR OFFICIAL USE ONLY" section, and a "Section A: Applicant and General Property Information" section. The structural form also includes a "Section B: Project Proposal" section with a "Project Narrative" box and a "For Structural Development Activities" section with checkboxes for various activities and foundation types. The non-structural form includes a "Proposed Project" section with checkboxes for various activities and a "Request for Information" (RFI) section.

**Non-structural Floodplain Development Permit Application**  
\*Insert Community Office Address and FPA Contact Information Here\*

**Section A: Applicant and General Property Information**

Owner Information: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Site Information: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Parcel #: \_\_\_\_\_  
Lot & Block Subd. / PLSS (S-T-R): \_\_\_\_\_

Applicant Information: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
License No.: \_\_\_\_\_

**Section B: Project Proposal**

Project Narrative: \_\_\_\_\_

**For Structural Development Activities** Check all applicable activities

Activity: \_\_\_\_\_ Building Type: \_\_\_\_\_  
Existing Structure: \_\_\_\_\_  
Demolition and Replacement: \_\_\_\_\_  
Demolition: \_\_\_\_\_  
Relocation/Elevation: \_\_\_\_\_  
Alteration/Addition/Improvement: \_\_\_\_\_  
Repair after Damage: \_\_\_\_\_

Foundation Type: \_\_\_\_\_  
Slab: \_\_\_\_\_  
Basement: \_\_\_\_\_  
Elevated on posts, piles, or piers: \_\_\_\_\_

Elevated on posts, piles, or piers with enclosure: \_\_\_\_\_  
Above-ground crawlspace: \_\_\_\_\_  
Elevated above an enclosure (garage, stairway access): \_\_\_\_\_

Will the structure have an enclosed space below the lowest floor and below the Base Flood Elevation? Y N  
Total square footage of enclosed area below BFE: \_\_\_\_\_

**Non-structural Floodplain Development Permit Application**  
\*Insert Community Office Address and FPA Contact Information Here\*

**Section A: Applicant and General Property Information**

Owner Information: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Site Information: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Parcel #: \_\_\_\_\_  
Lot & Block Subd. / PLSS (S-T-R): \_\_\_\_\_

Applicant Information: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
License No.: \_\_\_\_\_

**Proposed Project**

Storage tank: \_\_\_\_\_  
Other service facilities: \_\_\_\_\_  
Art construction or alteration: \_\_\_\_\_  
Vehicle Park: \_\_\_\_\_  
(Berm, piling of fill, etc.): \_\_\_\_\_

Clearing: \_\_\_\_\_  
Fill: \_\_\_\_\_  
Mining: \_\_\_\_\_  
Grading: \_\_\_\_\_  
Dredging: \_\_\_\_\_

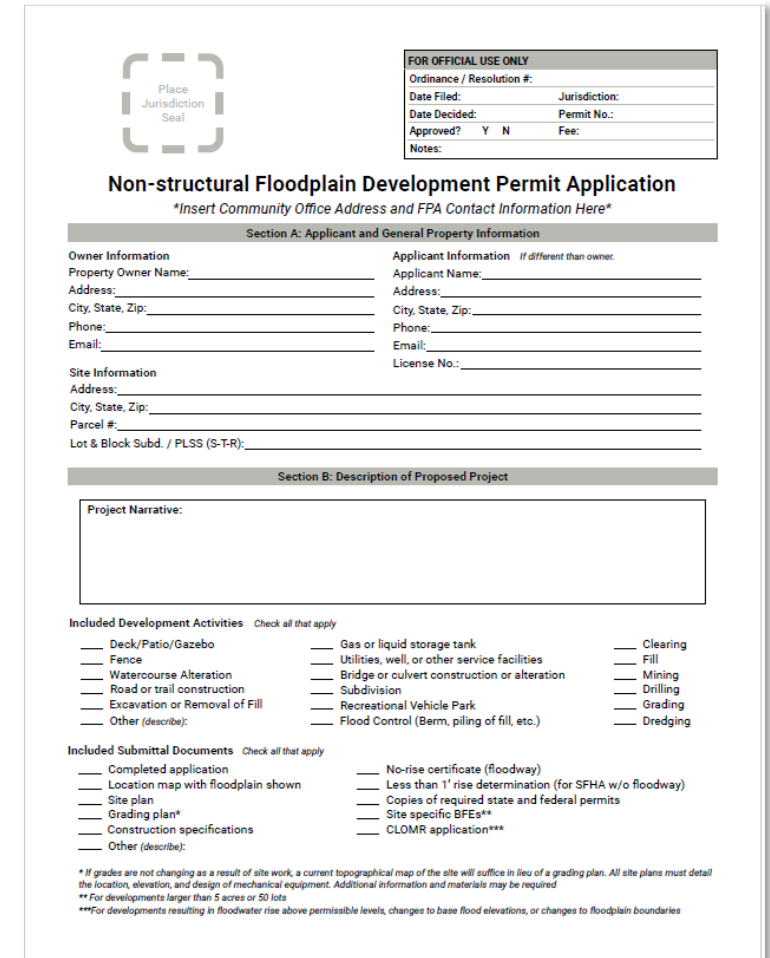
RFI application\*\*\*

of the site will suffice in lieu of a grading plan. All site plans must detail  
on and materials may be required

to base flood elevations, or changes to floodplain boundaries

# Non-Structural Development Model Permit

- This is a simpler, more functional format of the model development permit with clear sections and easy checkboxes
- It may be used for developments such as mining, grading and storage of materials or equipment
- The permit also has instructions on how to fill out the different sections



The form is titled "Non-structural Floodplain Development Permit Application" and includes a placeholder for a "Place Jurisdiction Seal". It is divided into several sections: "FOR OFFICIAL USE ONLY" (with fields for Ordinance/Resolution, Date Filed, Date Decided, Approved, Fee, and Notes), "Section A: Applicant and General Property Information" (with fields for Owner and Applicant information and Site Information), "Section B: Description of Proposed Project" (with a Project Narrative box), "Included Development Activities" (a checklist of various activities), and "Included Submittal Documents" (a checklist of required documents). The form also includes footnotes regarding site maps and development requirements.

**FOR OFFICIAL USE ONLY**

Ordinance / Resolution #:	
Date Filed:	Jurisdiction:
Date Decided:	Permit No.:
Approved? Y N	Fee:
Notes:	

**Non-structural Floodplain Development Permit Application**  
*\*Insert Community Office Address and FPA Contact Information Here\**

**Section A: Applicant and General Property Information**

**Owner Information**  
Property Owner Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**Applicant Information** *If different than owner:*  
Applicant Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
License No.: \_\_\_\_\_

**Site Information**  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Parcel #: \_\_\_\_\_  
Lot & Block Subd. / PLSS (S-T-R): \_\_\_\_\_

**Section B: Description of Proposed Project**

**Project Narrative:**

**Included Development Activities** *Check all that apply*

<input type="checkbox"/> Deck/Patio/Gazebo	<input type="checkbox"/> Gas or liquid storage tank	<input type="checkbox"/> Clearing
<input type="checkbox"/> Fence	<input type="checkbox"/> Utilities, well, or other service facilities	<input type="checkbox"/> Fill
<input type="checkbox"/> Watercourse Alteration	<input type="checkbox"/> Bridge or culvert construction or alteration	<input type="checkbox"/> Mining
<input type="checkbox"/> Road or trail construction	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Drilling
<input type="checkbox"/> Excavation or Removal of Fill	<input type="checkbox"/> Recreational Vehicle Park	<input type="checkbox"/> Grading
<input type="checkbox"/> Other (describe): _____	<input type="checkbox"/> Flood Control (Berm, piling of fill, etc.)	<input type="checkbox"/> Dredging

**Included Submittal Documents** *Check all that apply*

<input type="checkbox"/> Completed application	<input type="checkbox"/> No-rise certificate (floodway)
<input type="checkbox"/> Location map with floodplain shown	<input type="checkbox"/> Less than 1' rise determination (for SFHA w/o floodway)
<input type="checkbox"/> Site plan	<input type="checkbox"/> Copies of required state and federal permits
<input type="checkbox"/> Grading plan*	<input type="checkbox"/> Site specific BFES**
<input type="checkbox"/> Construction specifications	<input type="checkbox"/> CLOMR application***
<input type="checkbox"/> Other (describe): _____	

\* If grades are not changing as a result of site work, a current topographical map of the site will suffice in lieu of a grading plan. All site plans must detail the location, elevation, and design of mechanical equipment. Additional information and materials may be required.  
\*\* For developments larger than 5 acres or 50 lots  
\*\*\* For developments resulting in floodwater rise above permissible levels, changes to base flood elevations, or changes to floodplain boundaries

# Non-Structural Development Model Permit

<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Place Jurisdiction Seal</div>	<div style="border: 1px solid black; padding: 2px;"><b>FOR OFFICIAL USE ONLY</b></div> <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td colspan="2">Ordinance / Resolution #:</td></tr><tr><td>Date Filed:</td><td>Jurisdiction:</td></tr><tr><td>Date Decided:</td><td>Permit No.:</td></tr><tr><td>Approved? <input type="checkbox"/> Y <input type="checkbox"/> N</td><td>Fee:</td></tr><tr><td colspan="2">Notes:</td></tr></table>	Ordinance / Resolution #:		Date Filed:	Jurisdiction:	Date Decided:	Permit No.:	Approved? <input type="checkbox"/> Y <input type="checkbox"/> N	Fee:	Notes:	
Ordinance / Resolution #:											
Date Filed:	Jurisdiction:										
Date Decided:	Permit No.:										
Approved? <input type="checkbox"/> Y <input type="checkbox"/> N	Fee:										
Notes:											

## Non-structural Floodplain Development Permit Application

*\*Insert Community Office Address and FPA Contact Information Here\**

**Section A: Applicant and General Property Information**

<b>Owner Information</b> Property Owner Name: _____ Address: _____ City, State, Zip: _____ Phone: _____ Email: _____  <b>Site Information</b> Address: _____ City, State, Zip: _____ Parcel #: _____ Lot & Block Subd. / PLSS (S-T-R): _____	<b>Applicant Information</b> <i>If different than owner.</i> Applicant Name: _____ Address: _____ City, State, Zip: _____ Phone: _____ Email: _____ License No.: _____
---	--

**Section B: Description of Proposed Project**

**Included Development Activities** *Check all that apply*

<input type="checkbox"/> Deck/Patio/Gazebo <input type="checkbox"/> Fence <input type="checkbox"/> Watercourse Alteration <input type="checkbox"/> Road or trail construction <input type="checkbox"/> Excavation or Removal of Fill <input type="checkbox"/> Other (describe): _____	<input type="checkbox"/> Gas or liquid storage tank <input type="checkbox"/> Utilities, well, or other service facilities <input type="checkbox"/> Bridge or culvert construction or alteration <input type="checkbox"/> Subdivision <input type="checkbox"/> Recreational Vehicle Park <input type="checkbox"/> Flood Control (Berm, piling of fill, etc.)	<input type="checkbox"/> Clearing <input type="checkbox"/> Fill <input type="checkbox"/> Mining <input type="checkbox"/> Drilling <input type="checkbox"/> Grading <input type="checkbox"/> Dredging
--	--	---

**Included Submittal Documents** *Check all that apply*

<input type="checkbox"/> Completed application <input type="checkbox"/> Location map with floodplain shown <input type="checkbox"/> Site plan <input type="checkbox"/> Grading plan* <input type="checkbox"/> Construction specifications <input type="checkbox"/> Other (describe): _____	<input type="checkbox"/> No-rise certificate (floodway) <input type="checkbox"/> Less than 1' rise determination (for SFHA w/o floodway) <input type="checkbox"/> Copies of required state and federal permits <input type="checkbox"/> Site specific BFEs** <input type="checkbox"/> CLOMR application***
---	--

\* If grades are not changing as a result of site work, a current topographical map of the site will suffice in lieu of a grading plan. All site plans must detail the location, elevation, and design of mechanical equipment. Additional information and materials may be required  
\*\* For developments larger than 5 acres or 50 lots  
\*\*\* For developments resulting in floodwater rise above permissible levels, changes to base flood elevations, or changes to floodplain boundaries

	<div style="border: 1px solid black; padding: 2px;"><b>Permit No.:</b></div>
--	--

**Section C: Applicant Certification**

I (APPLICANT) CERTIFY THE ABOVE INFORMATION IS CORRECT AND AGREE TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE APPROVED PLAT, PLANS, AND SPECIFICATIONS NOTED HEREIN AND IN STRICT COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE REGULATIONS INCLUDING THOSE OUTLINED IN SECTION D BELOW. I AGREE TO NOT BEGIN DEVELOPMENT ACTIVITIES UNTIL THIS APPLICATION IS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.

I UNDERSTAND THAT AN APPROVED FLOODPLAIN DEVELOPMENT PERMIT MAY BE REVOKED AT ANY TIME UPON VIOLATION OF ANY PROVISIONS OF APPLICABLE REGULATIONS.

I HEREBY REQUEST A FLOODPLAIN DEVELOPMENT PERMIT ON THE ABOVE DESCRIBE REAL PROPERTY, LOCATED WITHIN THE (INSERT COMMUNITY NAME), NEBRASKA.

Applicant Signature _____	Print Name _____	Date _____
---------------------------	------------------	------------

**Section D: To Be Completed by the Floodplain Administrator**

**Floodplain Information**  
FEMA Flood Zone: \_\_\_\_\_ A \_\_\_\_\_ AE \_\_\_\_\_ AO \_\_\_\_\_ X (shaded) \_\_\_\_\_ Other \_\_\_\_\_  
Base Flood Elevation: \_\_\_\_\_ NGVD (29) / NAVD (88)  
Source of BFE: \_\_\_\_\_ FIRM / FIS \_\_\_\_\_ NeDNR Determination \_\_\_\_\_ Other: \_\_\_\_\_  
Required Flood Protection Elevation: \_\_\_\_\_ NGVD (29) / NAVD (88)  
  
Is the proposed development within a designated Floodway? \_\_\_\_\_ Yes \_\_\_\_\_ No  
If yes, does this application include a certificate of no-rise from a registered, professional engineer? \_\_\_\_\_ Yes \_\_\_\_\_ No *\*If no, the permit may not be approved until a no-rise is provided*  
  
Is the proposed development in an A or AE zone without a designated floodway? \_\_\_\_\_ Yes \_\_\_\_\_ No  
If yes, does this application include a determination that the development will result in less than 1 foot of cumulative flood-water rise? \_\_\_\_\_ Yes \_\_\_\_\_ No *\*If no, the permit may not be approved until a determination of rise is provided*

**For Developments in all Flood Zones**  
\_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ N/A Anchored?  
\_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ N/A Materials and equipment are resistant to flooding?  
\_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ N/A Minimizes flood damage and is reasonably safe from flooding?  
\_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ N/A Provides adequate drainage to reduce exposure to flood hazards?  
\_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ N/A All electrical, heating, ventilation, air conditioning, plumbing, and any other service facilities have been designed and located to prevent entry of floodwaters?  
  
\_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ N/A Materials that are buoyant, flammable, explosive, or could be injurious to human, animal, or plant life? *\*If yes, the permit cannot be approved*

**Application Determination: For Official Use Only**  
\_\_\_\_ Permit Approved \_\_\_\_ Additional Information Required *\*See attached* \_\_\_\_ Permit Denied  
  
If Approved:  

Floodplain Administrator Signature _____	Permit Approval Date _____	Permit Expiration Date _____
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# Non-Structural Development Model Permit

Section C: Applicant Certification

Permit No.: \_\_\_\_\_

I (APPLICANT) IN ACCORDANCE WITH THE FLOODPLAIN ACT, I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.

I UNDERSTAND THAT ANY VIOLATION OF THE FLOODPLAIN ACT IS A CRIMINAL OFFENSE.

I HEREBY REQUEST THAT THE FLOODPLAIN ADMINISTRATOR REVIEW THIS APPLICATION.

Applicant Signature: \_\_\_\_\_

Floodplain Information

**Section D: To Be Completed by the Floodplain Administrator**

**Floodplain Information**

FEMA Flood Zone: ☐ A ☐ AE ☐ AO ☐ X (shaded) ☐ Other \_\_\_\_\_

Base Flood Elevation: \_\_\_\_\_ NGVD (29) / NAVD (88)

Source of BFE: ☐ FIRM / FIS ☐ NeDNR Determination ☐ Other: \_\_\_\_\_

Required Flood Protection Elevation: \_\_\_\_\_ NGVD (29) / NAVD (88)

Is the proposed development within a designated Floodway? ☐ Yes ☐ No

If yes, does this application include a certificate of no-rise from a registered, professional engineer? ☐ Yes ☐ No *\*If no, the permit may not be approved until a no-rise is provided*

Is the proposed development in an A or AE zone without a designated floodway? ☐ Yes ☐ No

If yes, does this application include a determination that the development will result in less than 1 foot of cumulative flood-water rise? ☐ Yes ☐ No *\*If no, the permit may not be approved until a determination of rise is provided*

**For Developments in all Flood Zones**

☐ Yes ☐ No ☐ N/A Anchored?

☐ Yes ☐ No ☐ N/A Materials and equipment are resistant to flooding?

☐ Yes ☐ No ☐ N/A Minimizes flood damage and is reasonably safe from flooding?

☐ Yes ☐ No ☐ N/A Provides adequate drainage to reduce exposure to flood hazards?

☐ Yes ☐ No ☐ N/A All electrical, heating, ventilation, air conditioning, plumbing, and any other service facilities have been designed and located to prevent entry of floodwaters?

☐ Yes ☐ No ☐ N/A Materials that are buoyant, flammable, explosive, or could be injurious to human, animal, or plant life? *\*If yes, the permit cannot be approved*

**Application Determination: For Official Use Only**

☐ Permit Approved ☐ Additional Information Required *\*See attached* ☐ Permit Denied

**If Approved:**

Floodplain Administrator Signature \_\_\_\_\_ Permit Approval Date \_\_\_\_\_ Permit Expiration Date \_\_\_\_\_

- Flood Zone determination
- BFE & Source
- Floodway Regulations (if applicable)
- Other requirements for development
- Approval, Denial, FPA Signature

# Structural Development Model Permit

- Again, this is a simpler more functional format of the model development permit with clear sections and easy checkboxes
- It may be used for structural developments such as residential and nonresidential structures

Place Jurisdiction Seal	<b>FOR OFFICIAL USE ONLY</b>
	Ordinance / Resolution #:
	Date Filed:                      Jurisdiction:
	Date Decided:                      Permit No.:
	Approved?    Y    N                      Fee:
Notes:	

**Structural Floodplain Development Permit Application**  
*\*Insert Community Office Address and FPA Contact Information Here\**

**Section A: Applicant and General Property Information**

<b>Owner Information</b>	<b>Applicant Information</b> <i>If different than owner:</i>
Property Owner Name: _____	Applicant Name: _____
Address: _____	Address: _____
City, State, Zip: _____	City, State, Zip: _____
Phone: _____	Phone: _____
Email: _____	Email: _____
<b>Site Information</b>	License No.: _____
Address: _____	
City, State, Zip: _____	
Parcel #: _____	
Lot & Block Subd. / PLSS (S-T-R): _____	

**Section B: Project Proposal**

Project Narrative:

**For Structural Development Activities** *Check all applicable activities*

<b>Activity:</b>	<b>Building Type:</b>
<input type="checkbox"/> New Structure	<input type="checkbox"/> Residential
<input type="checkbox"/> Existing Structure:	<input type="checkbox"/> Non-residential
<input type="checkbox"/> Demolition and Replacement	<input type="checkbox"/> Multi-use Development
<input type="checkbox"/> Demolition	<input type="checkbox"/> Manufactured Home
<input type="checkbox"/> Relocation/Elevation	<input type="checkbox"/> Accessory Building (sq. footage _____)
<input type="checkbox"/> Alteration/Addition/Improvement	<input type="checkbox"/> Other (describe): _____
<input type="checkbox"/> Repair after Damage	

**Foundation Type** *Check all that apply*

<input type="checkbox"/> Slab	<input type="checkbox"/> Elevated on posts, piles, or piers with enclosure
<input type="checkbox"/> Basement	<input type="checkbox"/> Above-ground crawlspace
<input type="checkbox"/> Elevated on posts, piles, or piers	<input type="checkbox"/> Elevated above an enclosure (garage, stairway access)

Will the structure have an enclosed space below the lowest floor and below the Base Flood Elevation?    ☐ Y    ☐ N

Total square footage of enclosed area below BFE: \_\_\_\_\_

# Structural Development Model Permit pgs. 1-2

Place Jurisdiction Seal	<div style="border: 1px solid black; padding: 2px;"><b>FOR OFFICIAL USE ONLY</b></div> <div style="border: 1px solid black; padding: 2px;"><small>Ordinance / Resolution #:</small> <small>Date Filed:</small> _____ <small>Jurisdiction:</small> _____ <small>Date Decided:</small> _____ <small>Permit No.:</small> _____ <small>Approved?</small>    <input type="checkbox"/> Y    <input type="checkbox"/> N    <small>Fee:</small> _____ <small>Notes:</small> _____</div>
<b>Structural Floodplain Development Permit Application</b> <i>*Insert Community Office Address and FPA Contact Information Here*</i>	
<b>Section A: Applicant and General Property Information</b>	
<b>Owner Information</b> <small>Property Owner Name:</small> _____ <small>Address:</small> _____ <small>City, State, Zip:</small> _____ <small>Phone:</small> _____ <small>Email:</small> _____  <b>Site Information</b> <small>Address:</small> _____ <small>City, State, Zip:</small> _____ <small>Parcel #:</small> _____ <small>Lot &amp; Block Subd. / PLSS (S-T-R):</small> _____	<b>Applicant Information</b> <small>If different than owner.</small> <small>Applicant Name:</small> _____ <small>Address:</small> _____ <small>City, State, Zip:</small> _____ <small>Phone:</small> _____ <small>Email:</small> _____ <small>License No.:</small> _____
<b>Section B: Project Proposal</b>	
<b>Project Narrative:</b>	
<b>For Structural Development Activities</b> <small>Check all applicable activities</small>	
<b>Activity:</b> <input type="checkbox"/> New Structure <input type="checkbox"/> Existing Structure: <input type="checkbox"/> Demolition and Replacement <input type="checkbox"/> Demolition <input type="checkbox"/> Relocation/Elevation <input type="checkbox"/> Alteration/Addition/Improvement <input type="checkbox"/> Repair after Damage	<b>Building Type:</b> <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential <input type="checkbox"/> Multi-use Development <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Accessory Building (sq. footage _____ ) <input type="checkbox"/> Other (describe): _____
<b>Foundation Type</b> <small>Check all that apply</small> <input type="checkbox"/> Slab <input type="checkbox"/> Basement <input type="checkbox"/> Elevated on posts, piles, or piers	<input type="checkbox"/> Elevated on posts, piles, or piers with enclosure <input type="checkbox"/> Above-ground crawlspace <input type="checkbox"/> Elevated above an enclosure (garage, stairway access)
<small>Will the structure have an enclosed space below the lowest floor and below the Base Flood Elevation?</small> <input type="checkbox"/> Y <input type="checkbox"/> N <small>Total square footage of enclosed area below BFE:</small> _____	

<b>Included Development Activities</b> <small>Check all other activities related to this project</small>	<b>Permit No.:</b> _____
<div style="display: flex; flex-wrap: wrap;"><div style="width: 33%;"><input type="checkbox"/> Deck/Patio/Gazebo <input type="checkbox"/> Fence <input type="checkbox"/> Watercourse Alteration <input type="checkbox"/> Road or trail construction <input type="checkbox"/> Excavation or Removal of Fill <input type="checkbox"/> Dredging <input type="checkbox"/> Other (describe): _____</div><div style="width: 33%;"><input type="checkbox"/> Gas or liquid storage tank <input type="checkbox"/> Utilities, well, or other service facilities <input type="checkbox"/> Bridge or culvert construction or alteration <input type="checkbox"/> Subdivision <input type="checkbox"/> Recreational Vehicle Park <input type="checkbox"/> Flood Control (berms, piling of fill, etc.)</div><div style="width: 33%;"><input type="checkbox"/> Clearing <input type="checkbox"/> Fill <input type="checkbox"/> Mining <input type="checkbox"/> Drilling <input type="checkbox"/> Grading</div></div>	
<b>Included Submittal Documents</b> <small>Check all that apply</small>	
<div style="display: flex; flex-wrap: wrap;"><div style="width: 50%;"><input type="checkbox"/> Completed application <input type="checkbox"/> Location map with floodplain shown <input type="checkbox"/> Site plan <input type="checkbox"/> Grading plan <input type="checkbox"/> Construction specifications <input type="checkbox"/> Cost estimate for improvements/repairs <input type="checkbox"/> Other (describe): _____</div><div style="width: 50%;"><input type="checkbox"/> No-rise certificate (floodway) <input type="checkbox"/> Less than 1' rise determination (for SFHA w/o floodway) <input type="checkbox"/> Copies of required state and federal permits <input type="checkbox"/> Site specific BFEs <input type="checkbox"/> CLOMR application</div></div>	
<b>Section C: Applicant Certification</b>	
<p>I (APPLICANT) CERTIFY THE ABOVE INFORMATION IS CORRECT AND AGREE TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE APPROVED PLAT, PLANS, AND SPECIFICATIONS NOTED HEREIN AND IN STRICT COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE REGULATIONS INCLUDING THOSE OUTLINED IN SECTION D BELOW. I AGREE TO NOT BEGIN DEVELOPMENT ACTIVITIES UNTIL THIS APPLICATION IS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.</p> <p>I UNDERSTAND THAT UPON APPROVAL BY THE FLOODPLAIN ADMINISTRATOR, THE PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF ANY NEW OR SUBSTANTIALLY IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION. IF THE PROPOSED DEVELOPMENT IS A NON-RESIDENTIAL BUILDING, THAT UPON APPROVAL BY THE FLOODPLAIN ADMINISTRATOR, THE PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF A NEW OR SUBSTANTIALLY IMPROVED NON-RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOODPROOFED AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION.</p> <p>I AGREE TO PROVIDE CERTIFICATION BY A REGISTERED, PROFESSIONAL ENGINEER, ARCHITECT, OR LAND SURVEYOR OF THE "AS-BUILT" LOWEST FLOOR ELEVATION (INCLUDING BASEMENT) OR FLOODPROOFED ELEVATION OF ANY NEW OR SUBSTANTIALLY IMPROVED BUILDING COVERED BY THIS PERMIT.</p> <p>I UNDERSTAND THAT AN APPROVED FLOODPLAIN DEVELOPMENT PERMIT MAY BE REVOKED AT ANY TIME UPON VIOLATION OF ANY PROVISIONS OF APPLICABLE REGULATIONS.</p> <p>I HEREBY REQUEST A FLOODPLAIN DEVELOPMENT PERMIT ON THE ABOVE DESCRIBED REAL PROPERTY, LOCATED WITHIN THE (INSERT COMMUNITY NAME), NEBRASKA.</p>	
<small>Applicant Signature</small> _____	<div><small>Print Name</small> _____ <small>Date</small> _____</div>

# Structural Development Model Permit pgs. 3-4

Permit No.:	
<b>Section D: Project Requirements (To Be Completed by Floodplain Administrator)</b>	
<b>Floodplain Information</b>	
FEMA Flood Zone: <input type="checkbox"/> A <input type="checkbox"/> AE <input type="checkbox"/> AO <input type="checkbox"/> Floodway <input type="checkbox"/> X (shaded) <input type="checkbox"/> Other	
Base Flood Elevation: <input type="text"/> <input type="checkbox"/> NGVD (29) <input type="checkbox"/> NAVD (88)	
Source of BFE: <input type="checkbox"/> FIRM / FIS <input type="checkbox"/> NeDNR Determination <input type="checkbox"/> Other: <input type="text"/>	
Required Flood Protection Elevation (FPE): <input type="text"/> <input type="checkbox"/> NGVD (29) <input type="checkbox"/> NAVD (88)	
<b>Regulatory Requirements</b>	
<b>Residential:</b>	
Minimum required elevation of top of lowest floor: <input type="text"/> ft. (Required FPE)	
Enclosed area below lowest floor and below BFE? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Requirements for enclosed area below BFE:	
Required Net Area of Openings: <input type="text"/> Square Inches	
Minimum required elevation for utilities/equipment: <input type="text"/> ft. (Required FPE)	
<b>Nonresidential:</b>	
Permitted Mitigation Method(s): <input type="checkbox"/> Elevation of the Lowest Floor to or above required FPE	
<input type="checkbox"/> Dry-floodproofing to or above required FPE	
<input type="checkbox"/> Wet-floodproofing (only for pre-approved structures)	
Required Net Area of Openings: <input type="text"/> Square Inches	
Enclosed area below lowest floor and below BFE? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Requirements for enclosed area below BFE:	
Required Net Area of Openings: <input type="text"/> Square Inches	
Permitted Mitigation Method for Utilities/Equipment: <input type="checkbox"/> Elevation to or above required FPE	
<input type="checkbox"/> Dry-floodproofing to or above required FPE	
<b>Substantial Improvement Determination</b> For improvements/additions of an existing structure	
Cost of Improvements: Attach an itemized cost estimate; See FEMA's *Included and Excluded Costs for Damage Repair Estimates*	(a) <input type="text"/>
Value of Structure: Attach assessment documents	(b) <input type="text"/>
Calculate the following: (a) ÷ (b) x 100 = (c)	(c) <input type="text"/>
Is the project a substantial improvement? If (c) is greater than or equal to 50%, the project is a substantial improvement.	<input type="checkbox"/> Y <input type="checkbox"/> N
If yes, project must meet applicable regulatory requirements listed above.	


Permit No.:	
<b>Post-Construction Requirements</b>	
Elevation Certificate required post-construction? <input type="checkbox"/> Y <input type="checkbox"/> N	
Must be completed by a Nebraska registered, professional surveyor	
Floodproofing Certificate required post-construction? <input type="checkbox"/> Y <input type="checkbox"/> N	
Must be completed by a Nebraska registered, professional engineer	
<b>Is the proposed development within a designated Floodway?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, does this application include a certificate of no-rise from a registered, professional engineer?	<input type="checkbox"/> Yes <input type="checkbox"/> No <small>*If no, the permit may not be approved until a no-rise is provided</small>
<b>Is the proposed development in an A or AE zone without a designated floodway?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, does this application include a determination that the development will result in less than 1 foot of cumulative floodwater rise?	<input type="checkbox"/> Yes <input type="checkbox"/> No <small>*If no, the permit may not be approved until a determination rise is provided</small>
<b>For Developments in all Flood Zones</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Anchored?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Materials and equipment are resistant to flooding?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Minimizes flood damage and is reasonably safe from flooding?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Provides adequate drainage to reduce exposure to flood hazards?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	All electrical, heating, ventilation, air conditioning, plumbing, and any other service facilities have been designed and located to prevent entry of floodwaters?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Materials that are buoyant, flammable, explosive, or could be injurious to human, animal, or plant life?
<b>Required Submittal Documents</b> Check all that apply	
<input type="checkbox"/> Completed application	<input type="checkbox"/> No-rise certificate (floodway)
<input type="checkbox"/> Location map with floodplain shown	<input type="checkbox"/> Less than 1' rise determination (for SFHA w/o floodway)
<input type="checkbox"/> Site plan	<input type="checkbox"/> Copies of required state and federal permits
<input type="checkbox"/> Grading plan*	<input type="checkbox"/> Site specific BFEs**
<input type="checkbox"/> Construction specifications	<input type="checkbox"/> CLOMR application***
<input type="checkbox"/> Cost estimate for improvements/repairs	
<input type="checkbox"/> Other (describe): <input type="text"/>	
<small>* If grades are not changing as a result of site work, a current topographical map of the site will suffice in lieu of a grading plan. All site plans must detail the location, elevation, and design of mechanical equipment. Additional information and materials may be required</small>	
<small>** For developments larger than 5 acres or 50 lots</small>	
<small>***For developments resulting in floodwater rise above permissible levels, changes to base flood elevations, or changes to floodplain boundaries</small>	
<b>Application Determination: For Official Use Only</b>	
<input type="checkbox"/> Permit Approved <input type="checkbox"/> Additional Information Required *See attached <input type="checkbox"/> Permit Denied	
<b>If Approved:</b>	
Floodplain Administrator Signature	Permit Approval Date
	Permit Expiration Date

An aerial photograph of a river and surrounding land. The river is in the foreground, and the land beyond it is mostly submerged in water, indicating flooding. In the background, there are some buildings and a highway. The image is overlaid with a semi-transparent blue filter.

# Helpful Tips & Resources



# Resources

- NeDNR Digital Desk Reference (<https://dnr.nebraska.gov/floodplain/digital-desk-reference>)
  - NeDNR Model Permit Application ([https://dnr.nebraska.gov/sites/default/files/doc/floodplain/resources/20220301\\_eSDAHandbook\\_ModelFPDevelopmentPermitApplication.pdf](https://dnr.nebraska.gov/sites/default/files/doc/floodplain/resources/20220301_eSDAHandbook_ModelFPDevelopmentPermitApplication.pdf))
  - NeDNR Trainings (<https://dnr.nebraska.gov/floodplain/training-and-workshops>)
- 

# Key Takeaways

# Key Takeaways

- Floodplain Development Permits are required for development in the Special Flood Hazard Area (SFHA)/floodplain
- NeDNR has a model permit application to assist, but is not required
- NeDNR has several resources to assist
- Review permit applications for completeness & correctness before deciding to approve or deny... ask for more information if needed!
- Informed community members make for an easier permitting process
  - Engage the community frequently!

# Follow us on Social Media!



Nebraska Department of Natural Resources



@nednr



Nebraska Department of Natural Resources



@NebraskaDNR

# Upcoming Trainings

The New Interactive Map and Nebraska Real Time Flood Forecasting (NeRFF) Tool

Thursday July 10, 2025

9:00am – 11:00am CT

*Come learn about the \*NEW\* floodplain management interactive map and the NeRFF tool!*

# QUESTIONS?

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**NEBRASKA**

Good Life. Great Water.