



COUNTY OF BEXAR

PUBLIC WORKS DEPARTMENT

1948 Probandt St.
San Antonio, Texas 78207-3188
Main 210-335-6700 Fax (210) 335-6713

Floodplain Development “Permit Submittal” Checklist with Septic Permit Applications

- ___ Bexar County Floodplain Permit Application with \$50.00 fee.
- ___ Register existing and proposed OSSF systems on property.
- ___ OSSF Design: a completed plan or design with contours of the proposed OSSF lot or tract and driveway shown to scale by the engineer scale with location, dimensions and elevation of proposed landscape alterations, existing and proposed structures, and the location of the foregoing in relations to the floodplain.
 - a. Show location of home and all other features, i.e. septic system, out buildings, wells, power poles, etc.
 - b. Provide details of residence. Include stairs locations, materials, outside building dimensions and foundation. Details of skirting of area below floor, include porches and decks.
 - c. Include detailed 1 foot contours and spot elevations for OSSF system, floodplain, roads and driveway features.
- ___ Provide documentation on how the BFE was determined.
- ___ Professional engineer must provide design demonstrating the OSSF system in the floodplain shall not increase the base flood elevation (BFE)
 - d. State if the OSSF system pipe and gravel or aerobic spray system.
 - e. The OSSF shall be located so that a flood will not damage the OSSF during a flood event, resulting in the contamination of the environment.
 - f. All components, with the exception of risers, chlorinators, cleanouts, sprinklers, and inspection ports, shall be completely buried without adding fill.
 - g. Non-buried components (e.g. alarms, junction boxes, and compressors) shall be elevated above the 100-year floodplain.
- ___ Provide elevation certificate for the finished floor of home or nonresidential structure.
 - h. Provide Preliminary FEMA elevation certificate before construction.
 - i. Provide Final FEMA elevation certificate after construction showing finished elevation of the lower beam, finished floor and mechanical equipment for residence.
 - j. Complete Section A8 of Elevation certificate for the enclosure(s) below the BFE.
- ___ Provide documentation that shows, All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- ___ Elevation certificate meets the requirement that the home (top of the finished floor) and associated equipment is elevated no less than one (1) foot above the BFE.
- ___ Elevation certificate meets the requirement that the commercial, industrial or other nonresidential structure (top of the finished floor) and associated equipment is elevated to or above the BFE or, together with the attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- ___ Provide Plan sealed by a structural engineer certifying proposed structure can withstand the force of flood waters on the structure before construction
- ___ Provide Post construction statement sealed by structural engineer that the residential structure can withstand the force of flood waters no less than one (1) foot above the BFE.



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- _____ Provide Post construction statement sealed by structural engineer that the nonresidential structure can withstand the force of flood waters no less than at or above the BFE.
- _____ Provide documentation that the manufactured home or nonresidential structure is anchored to resist flotation, collapse, or lateral movement.
- _____ Provide flood proofing design for the enclosures below the BFE certified by a registered professional engineer.
- _____ If the proposed development affects wetlands the applicant must contact the USACE office.
- _____ Private sewage facilities shall be located to avoid impairment to them or contamination from them during flooding
- _____ When BFE data has not been provided in accordance with ARTIVLE 3, SECTION B, the Flood Plain Administrator may obtain, review and reasonably utilize any BFE data and floodway data available from a Federal, State, or other acceptable source subject to approval. If none of base flood information is acceptable to the Flood Plain Administrator, the applicant shall be required to scientifically determine these elevations through an approved flood study prepared by a registered professional engineer in accordance with ARTICLE 5 of this Court Order, and approved by the Flood Plain Administrator.
- _____ The Flood Plain Administrator shall require that no construction, substantial improvement or other development (including fill) be permitted within the special flood hazard zones shown on the Bexar County FIRMS, unless it is demonstrated that the cumulative effect of the proposed development, which combined with all the existing or future development, will not increase the BFEs at any point outside the property which is included in the permit owned by the applicant.
- _____ Nonresidential Construction – new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- _____ Plat or Issued Certificate of Determination for Plat Exception

STRUCTURE - means a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

SUBSTANTIAL IMPROVEMENT – means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds the 50% of the market value of the structure either, (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not the alteration affects the external dimensions of the structure.