From: Franklin, Lisa
Sent: Friday, December 18, 2015 4:58 PM
To: 'jeff@llbarchitecture.com'
Cc: Russell, Kevin; O'Connor, Mike
Subject: Corvallis Burgerville BLD15-00764
Attachments: Substantial Improvement.pdf

Jeff…

I want to get this information to you ahead of the plan review letter so you can begin working on this as soon as possible as it may take time to complete. This property is located within the mapped 100-yr floodplain, Zone A. The proposed value of the project is $405,000 which exceeds 50% of the value of the structure and thus, this is considered a substantial improvement. Per Benton County Assessor, the structure has a real market value of $216,068. That means that any improvement over $108,034 is considered a substantial improvement and triggers the requirement for the entire structure to be brought up to current floodplain design standards per Land Development Code 4.5.110.08. Land Development Code can be found at this link: http://www.corvallisoregon.gov/index.aspx?page=328 and I have attached our procedure for Substantial Improvements.

Zone A does not have a base flood elevation (BFE) assigned. However, from a drainage study we had done back in 1981, a BFE of 224.5 NGVD 29 can be used for the property. The structure needs to be elevated with flow through design or flood-proofed to 1-ft above BFE, which is 225.5 if this BFE is used. According to records from when the structure was constructed, the top-of-floor elevation is 225.24.

The easiest first step is to have the property surveyed to determine the lowest adjacent grade (LAG) One is to have a surveyor use a different method to establish the BFE and if it is lowest adjacent grade for the structure and if it is higher than 224.5, then the structure is not in the floodplain and this is no longer a concern, providing no changes occur to the surrounding grade.

If the survey determines that the LAG is lower than 224.5, then you may want to have your surveyor determine a BFE using a different method. If he yields a BFE lower than the LAG for the structure, then you may apply for a LOMA with FEMA. If approved, then the City accepts that as the final determination for the structure and this point, again, is no longer a concern.

However, if the LAG is lower than BFE and you are unable to obtain a LOMA, then the building needs to conform with current floodplain design standards which include flood-proofing to 1-ft above BFE per LDC 4.5.100.08. LDC 4.5.110 discusses the requirements for floodplain development within the partially protected floodplain.

Once you have read the code sections and procedure, please let me know if you need further clarification.

Thank you.

Lisa M. Franklin, EI, CFM
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www.corvallispermits.com

224.5	BFE
225.24	Lowest floor
225.5	1-ft above BFE
???	LAG

LAG < BFE = floodplain
LAG > BFE = no floodplain

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