GENERAL FLOODPLAIN DEVELOPMENT PERMIT 2019-1
FOR DECONSTRUCTION AND/OR RELOCATION
OF BUILDINGS AND STRUCTURES

Per the authority granted in the Boulder County floodplain regulations, Section 4-404.1 of the Land Use Code ("LUC"), and having considered each of the review criteria listed in Section 4-404.1(B), the County Engineer hereby determines that the activities described below are appropriately regulated under a General Floodplain Development Permit ("FDP") so long as they are conducted in conformance with the conditions stated in Section 4 below.

Date Posted: January 14, 2019
Signature of County Engineer: Michael A. Thomas, P.E.
Printed name: Michael A. Thomas

Notice and Comment Period
This General FDP shall be posted on the County Transportation Department website as of the “Date Posted” specified above. Notice to the public will also be provided in the manner described in Article 3-205 of LUC for comprehensive rezonings. The County Engineer will accept written public comment on this General FDP for 14 days after the date posted.

*** Next section to be completed by County Engineer at the end of the 14-day period.***

Final Determination on this General FDP
Check the applicable box (only one):

☑ The County Engineer received no written comments during the 14-day notice period. This General FDP is deemed in effect as of close of business 14 days after the “Date Posted” shown above.

☐ The County Engineer received one or more written comments during the 14-day notice period. No changes to the terms and conditions of this General FDP were made in response to these comments. This General FDP is deemed in effect as of close of business 14 days after the “Date Posted” shown above.

☐ The County Engineer received one or more written public comments during the 14-day notice period.

- The following changes were made in response to public comments:

- This General FDP is deemed in effect as of close of business on this date:

Signature of County Engineer:
Date: January 29, 2019
1. **Other Required Permits.**
   
a) This General FDP (2019-1) does not absolve project proponents from the requirement to obtain any other required permit(s) for the proposed work.

b) Applicants should contact the Boulder County Land Use Department about the county’s specific permit submittal requirements for Deconstruction and/or relocation of any existing building(s), or portions thereof, including as applicable, Building Permit.

2. **Activities Requiring Notice.** The following activities require written notification be submitted to the County Engineer 21 days prior to commencement, which notification must comply with the requirements of LUC Article 4-404.1(D)(2):

a) Deconstruction Activities:
   
i. Deconstruction of any existing building in its entirety

ii. Deconstruction of a portion of any existing building, including, but not limited to:
   
   (i) Awnings and breezeways
   (ii) Decks and patios, including railings and stairs
   (iii) Attached garages
   (iv) Sunrooms and porches
   (v) Rooms, wings, or enclosures

iii. Deconstruction of other structures, either whole or partial, including, but not limited to:
   
   (i) Fences, walls, and retaining walls
   (ii) Sheds
   (iii) Agricultural structures such as grain bins, corn cribs, hoop houses, pole barns, loafing sheds, greenhouses, etc.
   (iv) Commercial, industrial, and communications equipment control structures such as radio tower bases, oil & gas pads, etc.
   (v) Water and other storage tanks

b) Relocation of any existing building in its entirety to a location outside the Floodplain Overlay (“FO”) District.

3. **Activities Not Authorized Under General FDP 2019-1:**

a) Deconstruction of the following structures requires an Individual FDP in accordance with LUC Article 4-404.2:
   
i. Any building or other structure that the County Engineer has determined has the ability to impact expected flood heights, extents, and/or velocities;

ii. Bridges and other in-stream hydraulic structures

iii. Levees and berms
4. **Conditions Applicable to Activities Authorized Under this General FDP.**

   a) The County Engineer may impose additional requirements prior to applicant commencement of project activities as well as additional conditions applicable during the performance of proposed activities, as necessary to meet LUC Article 4-401(B).

   b) Notice under this permit is required for Deconstruction of any building or other structure, or portion thereof in the regulatory floodplain, including those that do NOT require a Building Permit from the Boulder County Land Use Department.

   c) In the event of any change or modification to a use or activity permitted hereunder that is likely to be in conflict with the criteria established in LUC Article 404.1(B), the County Engineer must be notified of the change and the modification approved prior to continuing work. Modifications may require an Individual FDP as determined by the County Engineer.

   d) It is the Permittee’s responsibility to comply with the requirements of Section 404 of the Clean Water Act and Sections 7 and 9 of the Endangered Species Act of 1973, or with any other applicable federal, state, or local laws, criteria, or regulations. This may include: the LUC, the Boulder County Storm Drainage Criteria Manual, and the Boulder County Multimodal Transportation Standards.

   e) All required local, state, and federal permits must be obtained prior to beginning work.

   f) Removal of any portions of a building or other structure that requires fill to be placed following removal must result in topography that matches (not exceeds) existing adjacent grade.

   g) Construction equipment, material, and waste should be located outside the regulatory floodplain when not in use.

   h) All work covered by this General FDP, when applicable, must use flood-resistant materials (in-accordance with FEMA Technical Bulletin 2, Flood Damage-Resistant Materials Requirements) up to the Flood Protection Elevation as defined in LUC Article 4-405(A).

   i) All materials removed from a site through Deconstruction must meet the requirements outlined in the Boulder County BuildSmart Regulations. Deconstruction of any building or other structure that is authorized under this General FDP should, to the greatest extent possible, follow the reuse and recycling guidelines for any materials generated as a result of a Deconstruction project.

   j) Permanent placement or storage of deconstructed materials may not occur in the FO District without the issuance of an Individual FDP.

   k) Rebuilding, reconstruction, or replacement of any building or structure that has been removed from a parcel under this General FDP (2019-1) shall not occur without first complying with the Land Use Review/Permitting process and also, if required, obtaining an Individual FDP.

5. **Duration.** This General FDP remains in effect until further notice.

6. **Definitions.**
a) Building- (LUC Article 18-118 definition) Any permanent structure built for the support or shelter of any use or occupancy.

b) Deconstruction- The dismantling of an existing building or portion thereof. Deconstruction includes the act of salvaging materials from the existing structure for recycling, resale, or reuse as an alternative to sending them to a landfill.

c) Relocation- In the context of this General FDP, is the removal of a structure or building located in the FO District to a location entirely outside the FO District