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- Food Service & Sanitation
- Animal Control
- Floodplain Management
- Radiological Control
- Solid Waste Management

VE-ZONE REQUIREMENTS

Permit Fee: \$100.00

Revised - 1/13/22

Our office has 5 days to review a permit application before issuing a permit. Permits are effective for one year from date of issuance.

New FEMA floodplain maps went into effect January 15, 2021 and a new Flood Damage Prevention Ordinance was adopted by Commissioner's Court on December 28, 2020. The Flood Damage Prevention Ordinance adopted is an updated plan.

If you were previously in a "V" Zone and went to an "AE" Zone, the "V" Zone requirements will still be enforced for the new "AE" Zone.

A permit is required for all development included but not limited to, substantial improvements, additions to homes, new homes, replacing siding, roofs, commercial structures, enclosures, storage buildings, barns, garages, fill dirt, electrical and recreational vehicles. Anything you are not sure of, the best idea would be to call our office before starting any type of development.

To obtain a permit, the following information is needed at the time of application:

Elevation certificate to include the natural ground elevation (no fill for structural support of a building), the elevation of lowest floor including basement, enclosure, etc. and the lowest horizontal beam of the finished floor. A 2' freeboard has been established for this area which means that if the BFE is 14', the bottom of horizontal beam would have to be at 16' (you build 2' higher than the FEMA maps show), air conditioning, venting, electrical, plumbing and all facilities must meet the freeboard requirement.

P.E. Certified Construction Drawings – in accordance with NFIP Regulations (44 CFR Parts 59-78) Section E Paragraph 4 (i) and (ii) (Copies of this are in the County Floodplain office. Floor plan must be shown on drawings.

Break a way wall certificate – If an enclosure is constructed below the BFE, an engineer must certify the break a way walls after construction is completed on a certificate furnished by the county. If you were previously in a "V" Zone and went to an "AE" zones these walls will need to be vented (for NFIP Regulations) and also be constructed as break a way walls. Below the BFE is to be no larger than 300 sq feet and the area is for storage, parking and access to the top floor only – no living area.

Piling Certification – to be completed by an engineer and turned in at the end of construction, the form can be typed on the engineer’s letterhead with seal and signature certifying the water load for the pilings.

Cost of Development – includes labor and material costs

Septic Permit – a septic permit must be turned into our office and approved before a development permit will be issued

Additional Information:

No **manufactured homes** may be placed in a VE Zone, this means if one is considered Pre-firm (before FEMA maps were established for the county – 1975) and is removed off a lot or destroyed, it cannot be replaced with another one. Modular homes are acceptable and must meet the elevation requirements and certifications

Recreational Vehicles – are required to be permitted (one time permit fee) a current license tag receipt, and picture of the RV is required for permitting, registration is required to be submitted to our office when renewal is due. An RV is 400 sq. feet or less, designed to be self-propelled or towable, must be kept road ready, currently tagged, quick disconnects, no additions added on and moved every 180 days. “Tiny Home” must meet the same as RV Requirements and have the towable section not removed from the unit.

Accessory Buildings – storage buildings will be limited to 100 sq. feet, disposable, must be free standing, used strictly for storage, unfinished on the interior, anchored down to resist floatation or lateral movement. Will be required to sign a non-conversion (no living area) agreement.

Detached garages – are only allowed in a VE Zone if properly elevated on pilings or columns, in accordance with 60.3 (e) (4). Pre-fabricated metal or steel structures are not allowed. This also means meeting the requirements to obtain a permit (listed above). Such enclosed space shall be for parking, storage or access to a higher floor. Anything built over 300 sq. feet must have louvered walls and meet the break a way wall and venting requirements.

Fill Dirt – no Fill Dirt can be brought into a “VE” Zone without a permit, fill is to be used for landscaping only – can’t elevate higher than the adjoining property where water could be diverted to the adjoining lots.

Definition of Development – Means any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation and drilling operations.

Commercial Development Permit Fee: >2000 Sq. Feet - \$300.00, <2000 Sq. Feet - \$200.00

Any property 1 acre or more that is commercial development must go through Drainage District #1 (if the Development is in that District) for approval of development before a building or septic permit can be issued by the Environmental Health Department

Substantial Damage & Substantial Improvement – any structure built before 1975 is considered Pre-Firm. If you repair, remodel your structure and you go over the value by 50% you must bring the structure into compliance with current regulations for the current flood zone.

Example – Home is valued at 100,000.00 (home value and attachments values only) we used the Appraisal Roll Values, you can do up to 50,000.00 without not having to come into compliance. If they are close to that value than 3 bids are required from contractors for all the work, including demolitions, remodel etc. Normal contractor costs, (not your friend, brother, brother in law type work)

WEBSITES:

FEMA – Federal Emergency Management – FEMA.GOV

NFIP - NATIONAL FLOOD INSURANCE PROGRAM – FEMA.GOV

TWDB – TEXAS WATER DEVELOPMENT BOARD – TWDB.TEXAS.GOV

TDI – TEXAS DEPARTMENT OF INSURANCE – TDI.TEXAS.GOV

This outline is a highlight of the VE Zone Requirements and is not the complete list of regulations. It is important that individuals contact this office prior to construction.