New Braunfels Floodplain Management
Decision Tree for
Flood Hazard Development Permits

Please check appropriate boxes.

Is the development in the floodplain as shown on the Community’s flood map?

☐ yes   ☐ no

If yes, go to page 2.

If no, no flood hazard permit required.

** (A completed copy of this form along with plans of proposed project should accompany each Flood Hazard Development Permit Application file)

**All construction will also require a building permit**
Are other permits required (i.e., federal or state)?

☐ If yes, advise applicant of what additional permits are needed.

☐ Request copy for attachment to Flood Hazard Development Permit Application.
  [Application may be made but permit shall not be issued until other permits are provided.]
  Go to section 2.

☐ If no, proceed with Flood Hazard Development Permit Application.
  Go to section 2.

_________________________________________________________

Section 2

Is the development in a Special Flood Hazard Zone A, A1-30, AE, or AH but not in the floodway\(^1\)?

☐ yes ☐ no

If yes, go to page 3. If no, continue.

Is the development in the Floodway?

☐ yes ☐ no

If yes, go to page 4. If no, start over.

\(^1\) In Unnumbered A-Zones for riverine areas, the floodway is considered to be \(\frac{1}{2}\) the width of the floodplain as measured from the water’s edge to the upland limit of the floodplain measured perpendicular to the stream or river.
A, A1-30, AE and AH Zones [Not in Floodway]

- New Development
  - New Construction
    - Value more than 50% Substantial Improvement (Cumulative improvements?)
      - Minor Permit
        - Flood Damage Resistant Materials
          - Floodproofing Certificate
            - Floodproofing Certificate must accompany Permit Application signed by Texas registered engineer, architect or land surveyor
    - Value less than 50% Substantial Improvement (Cumulative improvements?)
      - Minor Permit
        - Flood Damage Resistant Materials
          - Floodproofing Certificate
            - Floodproofing Certificate must accompany Permit Application signed by Texas registered engineer, architect or land surveyor
  - Existing Development
    - Post-FIRM
      - Minor Permit
        - Flood Damage Resistant Materials
          - Floodproofing Certificate
            - Floodproofing Certificate must accompany Permit Application signed by Texas registered engineer, architect or land surveyor
    - Pre-FIRM
      - Minor Permit
        - Flood Damage Resistant Materials
          - Floodproofing Certificate
            - Floodproofing Certificate must accompany Permit Application signed by Texas registered engineer, architect or land surveyor

- Minor Permit
  - New Construction
    - Fill
    - Grading
    - Paving
    - Dredging
    - Other
  - New Construction
    - Residential or Non Residential on crawl
      - Elevate top of lowest floor two foot above bfe
      - Any area below lowest floor not on fill must have hydraulic openings of one square inch for each square foot of footprint
      - Elevation Certificate
    - Residential or Non Residential slab or basement
      - Elevate top of lowest floor (including basement floor) two foot above bfe
      - Any area below lowest floor not on fill must have hydraulic openings of one square inch for each square foot of footprint
      - Elevation Certificate
  - New Construction
    - Residential or Non Residential on fill
      - Elevate top of lowest floor two foot above bfe
      - Any area below lowest floor not on fill must have hydraulic openings of one square inch for each square foot of footprint
      - Elevation Certificate
  - New Construction
    - Residential or Non Residential Floodproofed
      - Floodproofing Certificate
        - Floodproofing Certificate must accompany Permit Application signed by Texas registered engineer, architect or land surveyor

- New Construction
  - Value more than 50% Substantial Improvement (Cumulative improvements?)
    - Minor Permit
      - Flood Damage Resistant Materials
        - Floodproofing Certificate
          - Floodproofing Certificate must accompany Permit Application signed by Texas registered engineer, architect or land surveyor
  - New Construction
    - Value less than 50% Substantial Improvement (Cumulative improvements?)
      - Minor Permit
        - Flood Damage Resistant Materials
          - Floodproofing Certificate
            - Floodproofing Certificate must accompany Permit Application signed by Texas registered engineer, architect or land surveyor

- New Construction
  - Residential or Non Residential on crawl
    - Elevate top of lowest floor two foot above bfe
    - Any area below lowest floor not on fill must have hydraulic openings of one square inch for each square foot of footprint
    - Elevation Certificate
  - Residential or Non Residential slab or basement
    - Elevate top of lowest floor (including basement floor) two foot above bfe
    - Any area below lowest floor not on fill must have hydraulic openings of one square inch for each square foot of footprint
    - Elevation Certificate
  - Residential or Non Residential on fill
    - Elevate top of lowest floor two foot above bfe
    - Any area below lowest floor not on fill must have hydraulic openings of one square inch for each square foot of footprint
    - Elevation Certificate
  - Residential or Non Residential Floodproofed
    - Floodproofing Certificate
      - Floodproofing Certificate must accompany Permit Application signed by Texas registered engineer, architect or land surveyor
Floodway

- All New Development
- Existing Structures
  - Post-FIRM
  - Pre-FIRM
    - Value more than 50% Substantial Improvement (Cumulative improvements?)
    - Value less than 50% Substantial Improvement (Cumulative improvements?)
      - Unnumbered A Zones
        - Prove “No-Rise / No-Impact” certification
      - Zones A1-30 and AE
        (no designated Floodway delineated on FIRM)
        - Prove “No-Rise / No-Impact” certification
      - Zones A1-30 and AE
        (Floodway shown on FIRM)
        - Prove “No-Rise / No-Impact” certification
      - Residential
        - Elevate on Piers, Posts, or Columns
          - Lowest floor two foot above bfe
        - Elevation Certificate
      - Non Residential
        - Elevate on Piers, Posts, or Columns
          - Lowest floor two foot above bfe
        - Elevation Certificate
      - Residential / Non Residential
        - No wall enclosures over the allowed 120 square feet or breakaway walls within the floodway.
        - Elevation Certificate
      - Other Development
        - No wall enclosures over the allowed 120 square feet or breakaway walls within the floodway.
        - Minor Permit
          - Flood Damage Resistant Materials
          - Adequately Anchored