



Municipality of Anchorage




Handout AG.19

Flood Hazard Permit Requirements

Proposed new construction or additions to existing structures located on lots that have all or portions of the lots located within the boundaries of THE 100 YEAR FLOOD PLAIN, as shown on the FLOOD INSURANCE RATE MAPS prepared by the Federal Emergency Management Agency (FEMA), require all VERTICAL datum to be based on 1972 NGS datum. Assumed datum will not be accepted unless the property is located in areas where 1972 NGS datum has not been established. Contact the Municipality's Flood Hazard Permitting Program at 343-8135 for this information.

For structures proposed in the flood plain, the lowest floor elevation must be above the base flood elevation (B.F.E.). **Crawlspace grade is also considered "floor elevation" for the purpose of this requirement.** For residential and non-residential structures built within the boundaries of the 100 YEAR FLOOD, the interior grade of the crawlspace is considered the lowest floor and needs to be a minimum of one (1) foot above the base flood elevation. Attached garages and utilities (including electrical [utility meters not included], heating, ductworks, ventilating, plumbing, and air conditioning equipment) must also be protected one (1) foot above the base flood elevation.

For those areas where 1972 NGS datum does not exist, a plot plan with contours, lot corner elevations, high-water mark and existing water levels of creeks, lakes, or streams, and proposed lowest living floor elevations, is required.



Ron Thompson, Building Official
DATE: March 17, 2008
(Ref. 96-01, 00-03; 02-10; 06-02)