



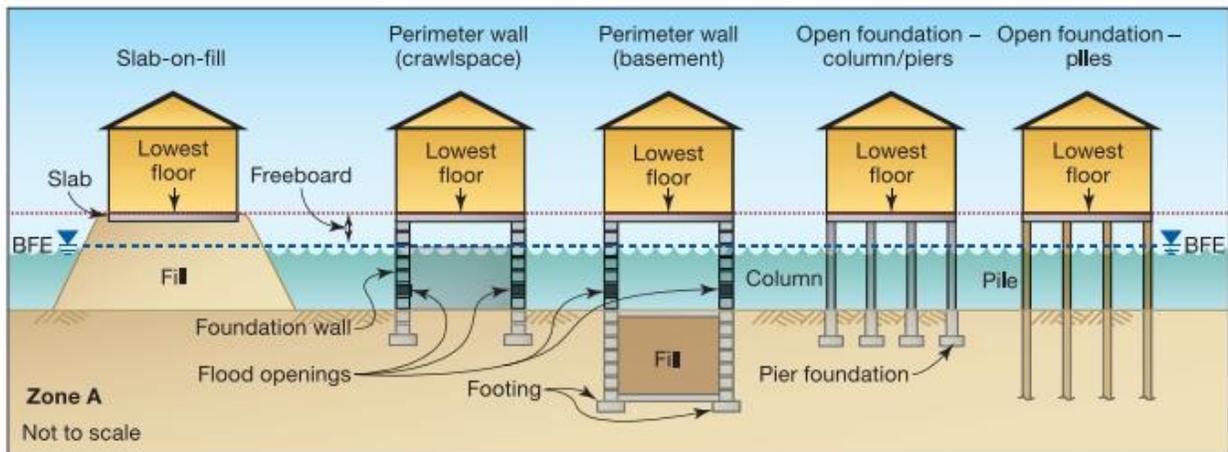
# FLOODPLAIN-COMPLIANT FOUNDATION TYPES

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Lane Code and the National Flood Insurance Program (NFIP) (which Lane County participates in), requires that homes located in the floodplain have the lowest finished floor elevated one foot above base flood elevation or two feet above highest adjacent grade. These elevation requirements above the BFE are called “freeboard” and the first floor of structures elevated on fill are also required to meet freeboard requirements. This requirement means that the foundation of a home or other structure must be constructed in a way that elevates the first finished floor and meets other floodplain development requirements, such as flood venting, anchoring and flood damage-resistant construction requirements. The most common foundation construction method is a perimeter wall (stem wall) with crawlspace and flood vent openings.

All foundation types shown in **Diagram 1**, except for “slab-on-fill”, require a **Floodplain Development Permit**. The option to elevate the structure on fill requires a **Floodplain Fill or Removal Permit**. \*\* It is important to submit the correct application form for your desired foundation type so that the correct floodplain conditions can be applied to your proposed development.

**DIAGRAM 1:**



[https://www.fema.gov/sites/default/files/documents/fema\\_hurricane-sandy-recovery-fact-sheet.pdf](https://www.fema.gov/sites/default/files/documents/fema_hurricane-sandy-recovery-fact-sheet.pdf)

Please note that this is not an exhaustive list of foundation construction types. Please consult with the Builder-on-Duty and Planner-on-Duty regarding your specific foundation construction method (contact information at the top of this handout).

\*\* Note that elevation of a structure on fill is not recommended and may have implications that conflict with the Endangered Species Act.

On April 14, 2016, the National Marine Fisheries Service (NMFS) issued a jeopardy biological opinion (BiOp) to the Federal Emergency Management Agency (FEMA) regarding the implementation of the National Flood Insurance Program (NFIP) in Oregon and its impact on endangered salmon.

As a result of the BiOp, FEMA is currently coordinating with the Oregon Department of Land Conservation and Development to establish revised floodplain regulations to ensure jeopardy of endangered salmon is mitigated. These changes will affect the way Lane County and other jurisdictions regulate development in the floodplain.