

# ADA COUNTY

## DEVELOPMENT SERVICES



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BUILDING \* ENGINEERING \* PLANNING \* ZONING

Dear Sir or Madam:

You are receiving this information because you live in or near a floodplain.

Every year, flooding causes hundreds of millions of dollars in damage to homes and businesses around the country. Standard homeowner insurance does not generally cover this type of loss. The Federal Emergency Management Agency (FEMA) meets the need for this type of insurance by administering the National Flood insurance Program (NFIP).

Although Ada County offers information concerning floodplains and elevations, it is actually the lending institutions that determine participation in the NFIP and flood insurance purchase requirements.

This letter is part of our ongoing efforts to keep you up to date. It also helps fulfill a FEMA requirement, which may contribute to lowering flood insurance rates for the citizens of Ada County land who are either planning to live in, or now live in a designated floodplain. Records indicate you may fall into one of these categories.

To view your property with designated floodplain, visit FEMA's website via our website at [www.adacounty.id.gov/Development-Services/Engineering-Division](http://www.adacounty.id.gov/Development-Services/Engineering-Division). Click on the link to FEMA FLOOD MAPS and download the Stay Dry application and Google Earth. Floodplain and floodway areas are designated by FEMA on the Flood Insurance Rate Maps (FIRMs). You can view the FIRMs in your area using FEMA's Map Service Center at [www.msfc.fema.gov](http://www.msfc.fema.gov) or by visiting our office.

Historically, the Boise River reaches flood stage (7,000 cubic feet per second, or cfs) approximately every five years on the stream gage located at the Glenwood Bridge. This results in some minor inconvenience and damage each time it happens. Continued encroachment and development in the river floodway aggravates this situation. Floods above 10,000 cfs will result in substantial additional expense to the community. It is not a matter of if the Boise River will reach this flood stage, but when. For more history on flooding in Ada County, visit our website at [www.adacounty.id.gov/Development-Services/Engineering-Division](http://www.adacounty.id.gov/Development-Services/Engineering-Division).

Ada County has a floodplain ordinance as part of the Ada County Zoning Ordinance. We enforce the floodplain ordinance as development occurs within a designated floodplain. Information concerning the proximity of the proposed development to a floodplain and base flood elevations are available from Ada County Development Services. Building inspections are performed for all buildings in Ada County that require building permits, and Elevation Certificates are required prior to approval of the footing formwork for buildings located within a designated floodplain. A Floodplain Development Permit must be obtained before any construction or development begins within the floodplain including buildings or other structures, filling, grading, paving, or excavation.

The National Flood Insurance Program (NFIP) requires that if the cost of reconstruction, additions, or other improvements to a building equals or exceeds 50% of the building's market value, then the building must meet the same construction requirements as a new building. Substantially damaged buildings must also be brought up to the same standards. For example, a residence damaged so that the cost of repairs equals or exceeds 50% of the building's value before it was damaged must be elevated above the base flood elevation.

To report a violation of illegal development, including excavation, clearing vegetation, or building within the floodplain, contact Ada County Code Enforcement at (208) 577-3403.

If your property is in imminent danger of flooding, contact Idaho Power and Intermountain Gas to request that the power and natural gas be shut off, or for guidance on how to do it yourself. If dangerous flooding conditions are imminent, avoid driving a vehicle if possible. Do not attempt to drive or wade through deep pockets of water or running washes. Avoid unstable banks and low-lying areas; seek shelter in the highest areas possible. If you live in a flood prone area develop an evacuation plan for your family.

**In the case of an emergency the Emergency Alert System will be implemented. It will notify all media of the disaster.**

Measures to protect a property from flood damage include retrofitting, correcting local drainage problems, and taking emergency measures such as sandbagging.

The staff at Ada County Development Services is available to answer question about the permit/inspection history of specific buildings. In addition, existing Elevation Certificates are available upon request. For new homes, accessory buildings or commercial buildings we will provide a letter of completion indicating Ada County's final approval for a specific project prior to closing a real estate transaction. In the interest of increasing the level of understanding of flooding issues in Ada County, the Engineering Department of Ada County has developed several links on its website. The web address and associated link are at:

**[www.adacounty.id.gov/Development-Services/Engineering-Division](http://www.adacounty.id.gov/Development-Services/Engineering-Division)**

FEMA web site

FEMA flood maps

Ada County Flood History

Create Your Flood Risk Profile

Ada County Emergency Preparedness Guide

Please don't hesitate to contact us Development Services if you have any questions.

Sincerely,

Angela Gilman, CFM  
Ada County Floodplain Administrator