

# Instructions for Osceola County Floodplain Permit

- 1.) Print document (file, print)
- 2.) The Osceola Floodplain ordinance is available online on the engineer webpage
- 3.) Complete the Osceola County Floodplain Permit. Make sure you fill out the top portion of the page completely. Indicate the location of the structure as accurately as possible. Next indicate the location on the section map area.
- 4.) Sign the application and return it to the Osceola County Engineer's Office.

Attn: Osceola County Engineer's Office  
300 7th Street  
Sibley IA, 51249

The permit may also be emailed to [permits@osceolacoia.org](mailto:permits@osceolacoia.org)

- 5.) You can call the Engineer's office with questions at 712-754-2303

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## OSCEOLA COUNTY FLOODPLAIN PERMIT

Date \_\_\_\_\_

Applicant \_\_\_\_\_  
(Owner of Record)

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email \_\_\_\_\_ Phone \_\_\_\_\_

Description of work \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

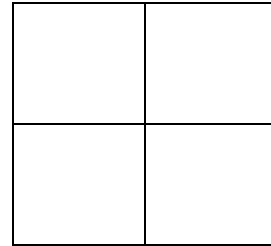
This proposed structure is located in Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Township Name \_\_\_\_\_

Property tax parcel number \_\_\_\_\_

Street address \_\_\_\_\_

Section Map



I the undersigned, in applying for a floodplain use permit, understand and agree to abide by the Osceola County, Iowa floodplain management ordinance and any additional conditions and restrictions made a part of the permit. I further agree to indemnify and hold harmless Osceola County, its board of supervisors, and its agents from and against any and all claims or demands associated with the approval of this application. I acknowledge that for most floodplain permits, an elevation certificate sealed by a registered land surveyor is required and agree to provide such certificate to Osceola County.

Signed \_\_\_\_\_

**FOR OSCEOLA COUNTY USE ONLY**

FEMA Map Panel \_\_\_\_\_ Effective Date \_\_\_\_\_

LOMR Case # \_\_\_\_\_ LOMR Date \_\_\_\_\_

FEMA Flood Zone \_\_\_\_\_

Elevation Certificate required (Y/N) \_\_\_\_\_ Conditions/Restrictions (Y/N) \_\_\_\_\_

Comments \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

Permit Number \_\_\_\_\_

**KEY PARTS OF THE OSCEOLA FLOODPLAIN ORDINANCE**

**Date of Ordinance:** August 9, 2022

**Structures affected:**

1. All new residential and commercial buildings shown as being in the FEMA floodplain.
2. All existing residential and commercial buildings that have sustained damage from any origin that equals or exceeds fifty percent of the market value of the building. This cost threshold is cumulative.
3. All existing residential and commercial buildings that propose an improvement that equals or exceeds fifty percent of the market value of the building. This cost threshold is cumulative.
4. Mobile homes
5. Septic systems

**General Requirements for homes (refer to ordinance for all requirements):**

1. If property configuration allows, locate home outside FEMA floodplain.
2. If in FEMA floodplain, construct home with lowest finished floor (including basement) and attendant utilities one foot above calculated flood hazard elevation. Iowa DNR will determine height requirement.
3. Provide a means of access passable by wheeled vehicles during a flood.
4. Non-basement areas used for storage (including garages) or building access may be constructed lower than the flood hazard elevation provided they have openings designed to automatically allow the entry and exit of floodwaters.
5. Provide FEMA elevation certificate showing that construction is compliant.

**General Requirements for mobile homes (refer to ordinance for all requirements):**

1. If property configuration allows, locate mobile home outside FEMA floodplain.
2. If in FEMA floodplain, construct mobile home with lowest finished floor and attendant utilities one foot above calculated flood hazard elevation. Consideration elevating mobile home such that the structural frame is above the flood hazard elevation. Iowa DNR will determine height requirement.
3. Structure must be anchored to resist flotation, collapse, and lateral movement.
4. Provide FEMA elevation certificate showing that construction is compliant.

**General Requirements for accessory buildings (refer to ordinance for all requirements)**

1. No habitation in accessory buildings
2. Structure must be less than 600 square feet
3. Structure may be constructed lower than the flood hazard elevation provided:
  - a. The structure is placed on site to offer minimum resistance to the flow of floodwaters
  - b. It has openings designed to automatically allow the entry and exit of floodwaters.
  - c. Portions of the structure lower than one foot above flood hazard are constructed of flood resistant materials.
  - d. The structure must be anchored to resist flotation, collapse, and lateral movement.
  - e. Utility components are installed one foot above flood hazard.
4. Provide FEMA elevation certificate showing that construction is compliant.

**General Requirements for Commercial buildings (refer to ordinance for all requirements)**

1. Commercial buildings must generally follow the same requirements as homes.
2. A commercial building may alternatively construct lower than the flood hazard elevation provided:
  - a. The structure is dry-floodproofed, meaning constructed of flood-proof materials to make the structure watertight.
  - b. The structure is designed to account for hydrostatic and uplift pressures during the flood event.
  - c. Attendant utilities are constructed one foot above flood hazard.
  - d. Provide FEMA elevation certificate showing that construction is compliant.
  - e. Provide FEMA certification of the floodproofing and structural designs by an engineer or architect.