



## DICKINSON COUNTY ZONING

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[www.dkcoks.org](http://www.dkcoks.org)

### Information for residents with recent flood and tornado damage

If your property in unincorporated Dickinson County received any structural damage as a result of the recent flooding or tornado activity in May, you may need to apply for a building permit prior to repair. This would be a no-charge permit for any repair or modification to:

- load-bearing walls,
- roof structures,
- floor framing,
- Basement walls.

You do not need a permit for:

- Clearing debris,
- Replacement of siding,
- Replacement of windows and doors,
- Painting,
- Replacing roof shingles.

### FOR RESIDENTS IN THE DESIGNATED FLOODPLAIN:

- Please provide before and after photographs of damage If your property is located in the designated .1% annual chance flood zone (regulatory floodplain) as denoted on the Flood Insurance Rate Map.
- If it is determined your home is substantially damaged as a result of the flooding, your property will be required to comply with FEMA standards for elevating residential and commercial structures to 1 foot above the base flood elevation as determined by a surveyor.
- "Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred." FEMA 213.
- Substantial damage is sometimes determined by County staff, but is best estimated by an independent appraisal performed by a certified appraiser.

For questions on whether your property will require a permit, or is in the floodplain, contact Tim Hamilton at (785) 263-4464.