



EDINA BUILDING SAFETY POLICY/INFORMATION ₁			
subject Floodplain Development - Residential		City Ordinance – Chapter 36, Article X	
department Engineering Department		approval 	
policy number SP-001-E ₂	revision date 04/04/2019	effective date 03/01/2017	page number 1 of 2
1. All Building Safety sheets adopted by Fire Department and Inspections Department. 2. Policy -B suffix developed by Inspections Dept. –F, Fire Dept. – E, Engineering			

Purpose: To provide guidance for development in and adjacent to the regional 1% annual chance floodplain as shown in FEMA’s Flood Insurance Rate Maps and Flood Insurance Study, consistent with [Edina City Code](#) floodplain districts overlay ordinance [Chapter 36, Article X](#). Other known local flood issues will be addressed on a case by case basis; contact the Engineering Department for requirements.

Scope: All development in and adjacent to the regional 1% annual chance floodplain (also called the 100 year floodplain) as determined by FEMA. Development in the floodplain includes new structures, additions, grade changes, excavation, fill, accessory structures, walls, and obstructions.

Additional survey requirements

All survey points must be provided to the tenth of a foot and in NGVD29 datum.

1. Existing and proposed Lowest Floor Elevation (LFE): lowest floor means the lowest floor of the lowest enclosed area, including a basement.
2. Base Flood Elevation (BFE): the elevation of the modeled 1% annual chance flood. This information can be accessed through ‘FEMA floodplain property files’ on the Engineering Department’s [Flooding and Drainage webpage](#).
3. Ordinary High Water Level (OHWL): for lakes, ponds, and wetlands, the OHWL is the elevation delineating the highest water level that has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly the point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For Minnehaha Creek and Nine Mile Creek, the OHWL is the elevation of the top of the bank of the channel. The Minnesota Department of Natural Resources (MN DNR) determines OHWLs. In the absence of a MN DNR defined OHWL, the Outlet Elevation may be used. OHWL and Outlet Elevation can be accessed through the interactive [Water Resources Map](#).
 - a. Setbacks: All principal and accessory structures shall maintain a minimum setback of 50 feet from the OHWL, except that all principal and accessory structures shall maintain a minimum setback of 75 feet for Indianhead Lake, Arrowhead Lake, Mirror Lake, and Lake Cornelia.
4. Lowest Adjacent Grade (LAG): the lowest natural ground level that is immediately adjacent to the structure.
 - a. For window wells, the LAG is taken at the bottom of the window well.
5. The final as-built survey for new construction or additions in the Special Flood Hazard Area must include an Elevation Certificate. A copy of the form is available on the Engineering Department’s [Flooding and Drainage webpage](#).

Floodplain development

Development standards are intended to prevent loss of life, reduce property damage, result in no adverse impact to adjacent properties, and protect and enhance the natural and beneficial functions of floodplains.

- The lowest floor elevation (LFE) of a new home or addition must be a minimum of 2 feet above the 1% annual chance base flood elevation (BFE).
- Compensatory storage required if fill is to be placed in the 1% annual chance floodplain.

- Retaining walls must have low flood damage potential and not obstruct flows.
- Expansion or enlargement of nonconforming primary structures located within the floodway is prohibited. Any other proposed development in the floodway, including placement of fill, will require 'no-rise' certification and supporting hydraulic analysis from a professional engineer showing that the proposed development will result in no increase in the 1% annual chance base flood elevation. A no-rise certification form is available on the Engineering Department's [Flooding and Drainage webpage](#).

Substantial Improvement for structures in the regional 1% annual chance floodplain

Nonconforming uses and structures are subject to substantial improvement limitations. Within any consecutive 365-day period, any reconstruction, rehabilitation (including normal maintenance and repair), repair after damage, addition, or other improvement of a structure may not equal or exceed 50 percent of the market value of the structure before the start of construction of the improvement. If a structure is substantially improved, the requirements for new construction will be applied. Any correction of existing violations of State or Community health, sanitary, or safety code specifications which have been identified by the community code enforcement official and which are the minimum necessary to assure safe living conditions do not count toward the substantial improvement limit.