



MONTGOMERY COUNTY

PERMIT DEPARTMENT
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TO WHOM IT MAY CONCERN:

DEVELOPMENT REQUIRING PERMITS:

1. Any development in the floodplain.
 - a. Enclosed additions to existing structures in the floodplain would only require an elevation certificate if it is substantial improvement.
 - b. Repairs to existing structures that are substantially damaged.
2. Outside of floodplain
 - a. For residential development, a development permit is required for new construction or enclosed additions connected to existing structures.
 - b. For commercial development, a development permit is required for new construction or other development that is considered impervious cover.

Definitions from Floodplain Regulations:

Development - means any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

New Construction - For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by community and includes any subsequent improvements to such structures.

Structure - means for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as manufactured home.

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 fifty percent of the market value of the structure before the damage occurred.

Substantial Improvement - means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which exceeds fifty percent of the market value of the structure before start of construction of the improvement.

Impervious Cover - means, roof top, asphalt, concrete paving, or compacted base.