



Engineering Department
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Post-Fire Repairs & Rebuilding of Damaged Structures in a Regulated Floodplain



In Larimer County, many structures are situated in areas susceptible to both flooding and fires. When fires occur within regulatory floodplains, regulations apply to the repairs or rebuilding of structures in these areas. The Larimer County Land Use Code (LCLUC) addresses the floodplain regulations for the Floodplain Overlay Zoning Districts in Section 4.2.2 as described below:

- **FW – Floodway District:** Legal structures and legal nonconforming structures (defined below) within the FW-Floodway District that are Substantially Damaged (defined below) by any cause other than a flood event (e.g. fire) can be repaired or replaced in the same footprint as long as the lowest floor elevation is at or above the regulatory flood protection elevation (18 inches above the base flood elevation) and the repair and reconstruction meets all other applicable sections of LCLUC Section 4.2.2.
- **All Other Flood Districts:** Legal structures and legal nonconforming structures within all other flood districts that are Substantially Damaged can be repaired or replaced as long as the lowest floor elevation is at or above the regulatory flood protection elevation and the repair and reconstruction meets all other applicable sections of LCLUC Section 4.2.2.
- Prior to repairs or rebuilding in a regulatory floodplain, a floodplain development permit (FDP) must be issued by Larimer County. The Engineering Department highly recommends maximized setbacks from streams and gulleys where feasible. Consultation with a professional engineer to confirm your project is properly designed to minimize potential injury and structural damage in a major flood event is recommended. For more information, call Devin Traff at 970-498-5731 or visit the Engineering Department's office located at 200 W. Oak Street, Fort Collins, Colorado, 3rd Floor.

Terms:

Legal Nonconforming Structure: A structure which existed legally before the adoption of the Larimer County Land Use Code

Substantially Damaged Structure: A structure which is damaged so that the cost of restoring the structure to its original condition (condition prior to the damage) would equal or exceed 50 percent of the market value of the structure (assessed immediately prior to the damage)