



### Community Development Department

1321 S Market Blvd. Chehalis, WA 98532

(360) 345-2229 / Fax: (360) 345-1039

[www.ci.chehalis.wa.us](http://www.ci.chehalis.wa.us) email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

## Floodplain Construction Rules

There are floodplain construction regulations to protect you and your neighbor.

Here is some basic guidance:

- **Call the Community Development Department** at 360-345-2229 before you build or improve your structure, or alter the grade of your lot. You may be required by law to get a permit. Talk over what you want to do and make sure you can meet all the regulatory requirements.
- Berms and other barriers that divert water onto other properties are prohibited. Play it safe and don't move dirt without a permit.
- Call the Community Development Department if you see construction or filling without a permit. An unpermitted project may increase flooding on your property.

### Questions?

Contact the Community Development Department:

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(360)345-2229

[comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

Our floodplain regulations are in the [Chapter 17.22 of the City's Municipal Code](#).

These rules only impact new development. They do not affect existing buildings unless the building will undergo a **substantial improvement**.

- A substantial improvement is where the cost of the improvements, remodeling, or addition is more than 50% of the value of the building. A substantial improvement project must meet the construction standards for a new building in the Special Flood Hazard Area.
- Repairs to a substantially damaged building that exceed 50% of the building's pre-damage value are considered substantial improvements. It does not matter if the building was damaged by a flood, fire, accident or other reason.
- Call the Community Development Department at 360/345-2229 to find out more about these rules or see more details on [FEMA's website](#).
- More detailed information on floodplain construction rules are found in FEMA's [Floodplain Management Requirements Study Guide and Desk Reference](#). Note, though, that the City of Chehalis has some requirements that are more restrictive than these national guidelines.