

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator
Flood Plain Manager**

Courthouse – 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

July 21, 2021

Memo for Record regarding Homeowner Mitigation Project pursuits

To whom it may concern:

This letter is to address procedures, permitting, codes, and standards required by Dodge County for structure renovations and home mitigation project efforts.

For structures in the Special Flood Hazard Area, SFHA, the county will address any substantial improvement or no-rise considerations when the homeowner applies for a floodplain and building permit. During the process of applying for and being granted approval for the building improvements, these and other requirements will be evaluated and determined based on the current market values of the home and current estimates for the proposed work to be completed.

For structures without footings or lack of foundational support under the structure being modified new foundation footings will be required to be built to adequately support any improved structure. Many homes in Dodge County were built before footings were a standard requirement for construction and is one reason why homes are more vulnerable to hazard events. Therefore, renovations or remodeling efforts will need to be evaluated for proper foundational requirements during the permitting process.

For structures in or near areas where the water table is high, it is highly recommended to install a sump-pump system to minimize water intrusion within any built structure. This includes the sub-grade level for any structure and is not limited to a basement area in a residential structure but can apply to commercial or non-residential structures as well. Dodge County officials are well aware of many areas in the county that are known for the higher water tables and the use of sump-pumps, even for the county hospital and other public infrastructure, as well as residential home use. The county also encourages the installation of back flow preventers as well to assist property owners in minimizing any damage that is not associated with over-the-ground flooding events.

For structures that are elevating utility equipment the county encourages the use of the most suitable material for security and sustainability of the overall structure and the utility that is being elevated. Typically, these materials may include but are not limited to; treated wood, steel or metal framing, concrete pads and any combination thereof, that adequately support the item(s) in question. These structures will also be inspected by the county building inspector upon completion of the project.

For structures with modified or raised entrances to the structures, the county encourages using sustainable building materials for the steps into the structure that will last a long time and wear well.

Such suitable materials may include but are not limited to treated wood or cement steps. Each structure's entrance will be inspected by the county building inspector upon completion of the project.

The above-mentioned items are only a few of the considerations that Dodge County evaluates when allowing a building permit or allowing a floodplain permitting process to go forward. If you have any questions, feel free to contact me at zoning@dodgecove.us or 402-727-2724.

Thank you.

A handwritten signature in cursive script that reads "Jean Andrews". The signature is written in black ink and is positioned above a horizontal line.

Jean Andrews,

Dodge County Zoning Administrator