



December 23, 2014

Mr. Glenn Clayton
3200 West Bowles Avenue
Littleton, Colorado,
Denver, CO 80123

RE: Allowances for Basements in a Filled FEMA Special Flood Hazard Area

Dear Mr. Clayton:

In our meeting on December 11, 2014, you requested my opinion as to whether the construction of basements for houses constructed on fill that was formerly within a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (SFHA) would be allowable. I responded that I would research this issue and provide you with my opinion. As background, a portion of your current property at 5901 South Watson Lane is currently located in a Zone A Special Flood Hazard Area as shown on FEMA Flood Insurance Rate Map 08005C0432K, dated December 17, 2010. On your behalf, an application for a Conditional Letter of Map Revision (CLOMR) was submitted to FEMA to allow a portion of the SFHA on the subject property to be filled and removed from the SFHA 100-year floodplain. FEMA issued you a CLOMR approving your request. It is on this part of the property that you desire to be able to construct houses with basements. In order to determine if this is allowable, the following documents were reviewed:

- City of Littleton Chapter 6 - Floodplain Regulations as of December 11, 2014.
- Code of Federal Regulations (CFR) Title 44, Parts 60 and 65, 10/1/2002.
- FEMA's Technical Bulletin 10-01.

Among other requirements of participation in the FEMA Flood Insurance Program CFR 44 65.5(4)(ii) now requires the local community (City of Littleton) to comply with the following:

“The participating community has determined that the land and any existing or proposed structures to be removed from the SFHA are “reasonably safe from flooding”, and that they have on file, available upon request by FEMA, all supporting analyses and documentation used to make that determination”.

Thus, FEMA allows the construction of basements in filled SFHA's as long as the community is complying with FEMA's regulations and that the community has documentation that the proposed structures are “reasonably safe from flooding”.

The City of Littleton's Floodplain Regulations do not prohibit the construction of basements in filled SFHA's. Therefore, as long as the requirements in FEMA's Technical Bulletin 10-01 are followed, basements should be allowed for those homes constructed on fill over former SFHA's. This doesn't preclude the City of Littleton from prohibiting the use of basements for other reasons. In addition, a Letter of Map Revision (LOMR) based upon fill must be applied for and obtained before the subject area is officially removed from the SFHA.

I would be happy to discuss with you the design requirements presented in FEMA Technical Bulletin 10-01 at your convenience. If you have any further questions or need additional information please do not hesitate to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Leak". The signature is written in a cursive style with a large, stylized initial "A".

Alan Leak, P.E.
Principal