

Public Information for Structure Floodplain Status Mapping

The Boulder Creek “Structure Floodplain Status” mapping identifies the buildings that are completely or partially located in the floodplain or have been removed from the floodplain based on the new flood mapping study.

Buildings located in the 100-year floodplain (Zone AE) are subject to local floodplain regulations (that require the issuance of a floodplain development permit to construct improvements or building expansions) and mandatory purchase of flood insurance (if the building or unit is financed under a federally backed mortgage).

Buildings located in the 100-year floodplain (Zone AE) that are also located in the high hazard or floodway/conveyance zone are subject to additional floodplain regulations and restrictions. Inside the city limits, buildings which are intended for human occupancy and are located in the high hazard zone can not be expanded or enlarged under these floodplain restrictions.

Buildings located in the 500-year floodplain or 100-year flooding of shallow depths with sheet flow conditions (shaded Zone X) are not subject to local floodplain regulations or mandatory purchase of flood insurance, but do face a risk of flooding greater than properties located outside the 500-year floodplain. Flood insurance is available for building located in the shaded Zone X as well as Zone AE.

Buildings removed from the City 100-year floodplain are no longer subject to local floodplain regulations and buildings removed from the FEMA 100-year floodplain (Zones AE and A) are no longer subject to mandatory purchase of flood insurance. However, flood insurance is still available for these structures.

The structure floodplain status mapping provides a largely comprehensive assessment of buildings and units in the Boulder Creek floodplain, but may not be 100 percent accurate due to data limitations. The assessment was electronically generated using the City geographic information system (GIS) resources with manual review and correction where discrepancies have been identified. If you notice any errors or omissions in the list we request that you report these findings to Christie Coleman at colemanc@bouldercolorado.gov or 303-441-4077.

Persons questioning floodplain impact on affected buildings, that can offer more detailed or specific information to demonstrate that the floodplain map or building identification may be inaccurate, may submit an appeal to Christie Coleman at colemanc@bouldercolorado.gov or 303-441-4077. All inquiries will be evaluated with a response indicating the results.