

City and County of Denver GENERAL FLOODPLAIN PERMITS PROGRAM (JANUARY 2026)

Purpose: The City and County of Denver issues General Floodplain Permits (GFPs) to authorize certain activities that require a Sewer Use and Drainage Permit (SUDP)/Floodplain Permit in accordance with:

- [Denver Revised Municipal Code \(DRMC\), Chapter 56, Article V - Floodplain Management](#), Sections 56-200 through 56-206.
- [Department of Transportation and Infrastructure Rules & Regulations](#), Chapter 12 - Floodplain Management.

The purpose of the GFPs is to streamline the permitting of low-risk activities in the regulatory floodplain that do not require hydraulic modeling or trigger other floodplain requirements. The available GFPs are organized by work type and associated details are provided on each linked GFP page:

- [GFP 1 – New Utilities](#)
- [GFP 2 – Existing Utility Repairs](#)
- [GFP 3 – Road and Trail Activities](#)
- [GFP 4 – Bridge Repairs](#)
- [GFP 5 – Demolition of Buildings](#)
- [GFP 6 - Subsurface Investigations](#)
- [GFP 7 - Fences and Walls](#)
- [GFP 8 - Community Amenities](#)
- [GFP 9 - Ground Restoration Activities](#)

Applicability: After reviewing this document, if you are unsure whether a GFP is applicable to your project, send an applicability request to floodplain@denvergov.org before moving forward with the GFP submittal. The determination of applicability for a GFP is at the sole discretion of the Denver Floodplain Management Group. The Denver Floodplain Management Group reserves the right to require a standard SUDP/Floodplain Permit for any reason.

Submittal Process: Documents shall be submitted to the Denver Floodplain Management Group for review and approval prior to starting the project work. Email documents to floodplain@denvergov.org, with the project name, desired GFP number, and address on the Subject line. An email reply for authorization for use of a GFP from the Denver Floodplain Management Group is required for each project before starting the work. Typical response time for GFP reviews is five to ten business days. Multiple review cycles may be required; allow adequate time for approval before your anticipated start of construction.

Standard Information to Include: In addition to the standard required information, see the specific submittal requirements listed under each GFP. The Denver Floodplain Management Group reserves the right to require additional information to confirm the proposed work conforms with the conditions of the selected GFP.

- **Narrative:** All projects require a narrative that describes the work proposed in the regulatory floodplain. Include pre-construction photos (Google Streetview may suffice) where disturbance is proposed. If work is proposed in the regulatory floodway, the required Statement of No Impact (SNI) can be submitted in lieu of a standalone narrative.
- **Map or Site Plan:** The map/Site Plan must graphically show the proposed work and include regulatory floodplain and floodway boundaries, FEMA flood zone designations (A, AE, AH and/or AO), FEMA FIRM numbers, and effective dates (including FEMA approved Letters of Map Revision).
- **Construction Plans:** Any Construction Plans for work in the regulatory floodplain and floodway shall be signed and sealed by a Colorado-licensed Professional Engineer (PE).
- **Contractor Workplan:** See [Contractor Workplan](#) requirements document for temporary or permanent grading or open excavation in the drainageway or floodway (if required).
- **Statement of No Impact (SNI):** Work in the regulatory floodway requires a SNI, signed and sealed by a PE, to include the following:

- A brief narrative of the proposed work in the regulatory floodplain and/or floodway, along with the anticipated construction start and end dates.
- A reference to the floodplain designation and FEMA FIRM Panel(s) where the work is proposed.
- A reference to the Construction Plans (if required) submitted for approval, noting the PE's signature date.
- A statement that all work, including finished ground elevations associated with the project, were designed to have no adverse impacts on flood conveyance upon completion of the work.
- A statement that the project will result in no impacts to the Base Flood Elevations; therefore, the project will have no adverse impacts to adjacent properties and structures.
- Provide pre-construction pictures where work will occur in the floodway.

Standard GFP Conditions: All GFPs have the following permit conditions. See each GFP for additional permit conditions.

- Review all permit conditions and keep a copy of the GFP onsite.
- Schedule a pre-construction meeting via email to floodplain@denvergov.org.
- Conform with requirements and conditions of all other permits and approvals.
- Submit post-construction pictures of the work (from same location as pre-construction pictures for work in floodway) to floodplain@denvergov.org. Include the FLOOD permit number (YYYY-FLOOD-#####) in the subject line.
- A post-project inspection is required for all projects within 15 business days of completion. The Denver Floodplain Management Group will schedule a Final Floodplain Inspection, as needed, after reviewing the post-construction photos.

Field Changes: Field changes that deviate from the approved documents must be reviewed by the Denver Floodplain Management Group prior to starting that work. Email proposed field changes to floodplain@denvergov.org, with the project name, address, and FLOOD permit number on the Subject line.

Fees: Floodplain Permit Review and SUDP Fees: [Consolidated Fee Schedule](#). If fees apply, the applicant will be sent an invoice and payment must be made before GFP authorization can be granted.

Definitions: Reference [Floodplain Ordinance Sec. 56-201](#) for words, phrases, and terms not defined here.

Other Permits and Approvals: The project is required to obtain all other local, State, and Federal permits and/or approvals associated with the work. The following are common permits/approvals that may be required prior to GFP authorization and/or start of construction. Contact the agency or department if the link does not work. Other agencies may have additional requirements. See each GFP for additional submittal items that are often required specific to that GFP. This is not intended to be a comprehensive permit/approval list:

- [Construction Activities Stormwater Discharge Permit \(CASDP\)](#) for any work in/near receiving waters or for disturbance of one (1) acre or more.
- [Endangered Species Act \(ESA\)](#) compliance documentation.
- [Section 404 documentation](#) for projects in/near or jurisdictional wetlands and/or Waters of the United States (WOTUS) to show compliance with the Clean Water Act (CWA).
- [Regulation 87 documentation](#) for projects in/near non-jurisdictional wetlands or State waters to show compliance with Colorado Department of Public Health & Environment (CDPHE) Regulation 87.
- [Storm and Sanitary Plan Review \(SSPR\)](#) through Development Engineering Services (DES).
- [Maintenance Eligibility Program \(MEP\)](#) Design Approval letter from the Mile High Flood District (MHFD) for work requiring restoration in a drainageway maintained by MHFD.
- [Temporary Construction Access Permit \(TCAP\)](#) through Denver Parks & Recreation, for work in City Parks and Open Spaces.

GFP 1 – New Utilities

Typical Covered Activities:

- Work associated with new underground or overhead dry utilities (electric, natural gas, telecommunications, etc.) that doesn't change flood conveyance and disturbance in floodway restored to existing grade.
- Overhead utilities installed on existing poles, including pole-mounted transformers.
- New conduits, or new installation in an existing conduit, attached to existing bridges.
- New wet utilities (storm, sanitary, water supply, liquid fuel, etc.) that doesn't change flood conveyance and disturbance in floodway restored to existing grade.

Typical Excluded Activities (These activities require a standard Floodplain Permit):

- Installations that require open trenches, handholes, excavation pits, or above grade items (poles, transformers, cabinets, etc.) in the floodway.
- Utility services for buildings\developments (these get permitted with the building/development).
- New storm outfalls with fill or obstruction above grade.
- New above grade machinery or equipment (ground transformers, connection cabinets, other electric equipment, gas facilities, communications pedestals, etc.) in the regulatory floodplain.
- Permanent grade changes or obstructions in the floodway.
- Any disturbance of the Globeville Levee System located along the west bank of the South Platte River from 31st Street to Franklin Street.
- Pipe bridges over a drainageway.

Additional Submittal Items:

- Items outlined in the [Utility Project Floodplain Permit Requirements](#) document.
- CASDP record number (YYYY-EC-##### or YYYY-ECA-#####), if CASDP is required.
- SSPR record number (YYYY-SSPR-#####), if SSPR is required.
- Written approval from DOTI-Bridge Group for utilities attached to bridges.

Additional GFP Conditions:

- Disturbance needed for temporary access of construction equipment in the floodplain and floodway must be returned to pre-construction ground elevations.
- MHFD Final Acceptance of work covered under their Design Approval (when required) prior to permit closeout.
- Construction materials shall not be stored/staged, and construction equipment shall not be left unattended, in the floodway.

GFP 2 – Existing Utility Repairs

Typical Covered Activities:

- Repairs and rehabilitation of existing utility systems, including disturbance required to remove manhole covers, cones, and upper rings.

Typical Excluded Activities (These activities require a standard Floodplain Permit):

- Fill or expansion of facilities in the floodway above pre-construction ground elevations.
- Above grade machinery and equipment.
- Any disturbance of the Globeville Levee System located along the west bank of the South Platte River from 31st Street to Franklin Street.

Additional Submittal Items:

- CASDP record number (YYYY-EC-##### or YYYY-ECA-#####), if CASDP is required.
- SSPR record number (YYYY-SSPR-#####), if SSPR is required.
- Pre-construction topographic survey may be required for disturbance in the floodway.

Additional GFP Conditions:

- Disturbance needed for temporary access of construction equipment in the floodplain and floodway must be returned to pre-construction ground elevations.
- MHFD Final Acceptance of work covered under their Design Approval (when required) prior to permit closeout.
- Construction materials shall not be stored/staged, and construction equipment shall not be left unattended, in the floodway.
- As-built topographic survey may be required for disturbance in the floodway to prove no impact.

GFP 3 – Road and Trail Activities

Typical Covered Activities:

- Replacement in-kind, repairs, improvements, and expansions to existing roadways and trails.
- Changes in surface material that do not change ground elevations in the floodway.
- Mill and overlay activities that do not change ground elevations in the floodway.

Typical Excluded Activities (These activities require a standard Floodplain Permit):

- Expansions of any size or any realignment in the floodway.
- Grade changes in the floodway.
- Any disturbance of the Globeville Levee System located along the west bank of the South Platte River from 31st Street to Franklin Street.

Additional Submittal Items:

- CASDP record number (YYYY-EC-##### or YYYY-ECA-#####), if CASDP is required.
- Pre-construction topographic survey may be required for disturbance in the floodway.

Additional GFP Conditions:

- Post-project grades the floodway shall be no higher than originally approved design elevations.
- As-built topographic survey may be required for disturbance in the floodway to prove no impact.

GFP 4 – Bridge Repairs

Typical Covered Activities:

- All bridge-related maintenance and repairs that do not permanently impact flood conveyance.
- Bridge repairs that do not change the size of the original structure.
- Scour protection and other protection measures that conform with the original approved design (e.g., erosion repairs).

Typical Excluded Activities (These activities require a standard Floodplain Permit):

- Activities that impact flood conveyance above or below the bridge or change the structure size, including changes to bridge rails.
- Scour protection higher than the original approved design elevations (floodway fill).
- Temporary activities in the floodway or flood conveyance area that may pose a danger to workers or the public during high-flow season (May 1 - September 30), such as scaffolding, materials storage, equipment staging/storage, etc.
- Temporary fill or obstructions in the floodway or flood conveyance area during high-flow season (May 1 - September 30)

Additional Submittal Items:

- CASDP record number (YYYY-EC-##### or YYYY-ECA-#####), if CASDP is required.

Additional GFP Conditions:

- Post-project grades the floodway shall be no higher than originally approved design elevations.
- The applicant is responsible for compliance with the Migratory Bird Treaty Act.

GFP 5 – Demolition of Buildings

Typical Covered Activities:

- Removal of buildings from the regulatory floodplain.

Typical Excluded Activities (These activities require a standard Floodplain Permit):

- Removal of buildings as part of redevelopment (these removals get permitted with the new development)
- Fill or obstruction above pre-demolition ground elevations in the floodway.

Additional Submittal Items:

- Description of proposed site conditions.
- CASDP record number (YYYY-EC-##### or YYYY-ECA-#####), if CASDP is required.

Additional GFP Conditions:

- Buildings shall not be constructed, reconstructed, or replaced in the floodway.

GFP 6 – Subsurface Investigations

Typical Covered Activities:

- Utility location potholing
- Material sampling and geotechnical borings
- Monitoring wells
- Similar investigative activities

Typical Excluded Activities (These activities require a standard Floodplain Permit):

- Any disturbance of the Globeville Levee System located along the west bank of the South Platte River from 31st Street to Franklin Street.
- Permanent fill in floodway

Additional Submittal Items:

- CASDP record number (YYYY-EC-##### or YYYY-ECA-#####), if CASDP is required.

Additional GFP Conditions:

- Restore investigatory disturbance area to existing grade.
- Spoils materials shall not be respread in, and must be removed from, the floodway.
- Disturbance needed for temporary access of construction equipment in the floodplain and floodway must be returned to pre-construction ground elevations.

GFP 7 – Fences and Walls

Typical Covered Activities:

- Fences and/or walls allowed per City Zoning that do not block or redirect flood conveyance in the regulatory floodplain.

Typical Excluded Activities (These activities require a standard Floodplain Permit):

- Any type of fence or wall in the floodplain or floodway that the Denver Floodplain Management Group determines blocks or redirects flood conveyance.
- Walls in the floodway.

Additional Submittal Items:

- Zoning submittal items as required.

Additional GFP Conditions:

- Field changes in the floodway must be pre-approved by the Denver Floodplain Management Group.

GFP 8 – Community Amenities

Typical Covered Activities:

- In-kind replacement and repair of amenities in the floodplain and floodway that do not block or redirect flood conveyance compared to existing conditions.
- New temporary and permanent community amenities in the floodplain and non-conveyance floodway.

Typical Excluded Activities (These activities require a standard Floodplain Permit):

- Any activity in the floodplain or floodway that the Denver Floodplain Management Group determines blocks or redirects flood conveyance or poses a potential public safety hazard.
- Improvements that require a building permit and/or SUDP (e.g., water fountain, water features, pools, buildings, etc.).
- Buildings, restrooms (portable or permanent) and permanent shade structures that may not require a building permit or SUDP.
- Machinery and equipment, other than pre-approved, Parks standard solar light poles.

Additional Submittal Items:

- Cut/fill analysis for grade changes in a detention facility.
- CASDP record number (YYYY-EC-##### or YYYY-ECA-#####), if CASDP is required.

Additional GFP Conditions:

- Field changes in the floodway must be pre-approved by the Denver Floodplain Management Group.
- As-built survey information may be required for finished ground elevations of the work area in the floodway.

GFP 9 – Ground Restoration Activities

Typical Covered Activities:

- Turf conversion and revegetation activities.
- Scour protection and other repairs or protection measures that restore ground elevations to pre-damage conditions (erosion repairs) in the floodplain and floodway.

Typical Excluded Activities (These activities require a standard Floodplain Permit):

- Any activity in the floodplain or floodway that the Denver Floodplain Management Group determines blocks or redirects flood conveyance.
- Any disturbance of the Globeville Levee System located along the west bank of the South Platte River from 31st Street to Franklin Street, except maintenance activities performed in accordance with the Globeville Levee Operations & Maintenance Plan.

Additional Submittal Items:

- CASDP record number (YYYY-EC-##### or YYYY-ECA-#####), if CASDP is required.

Additional GFP Conditions:

- Field changes in the floodway must be pre-approved by the Denver Floodplain Management Group.
- As-built survey information may be required for finished ground elevations of the work area in the floodway.
- Disturbance needed for temporary access of construction equipment in the floodplain and floodway must be returned to pre-construction, or pre-damage, ground elevations.