

# Flood Damage Prevention Ordinance Update Proposal

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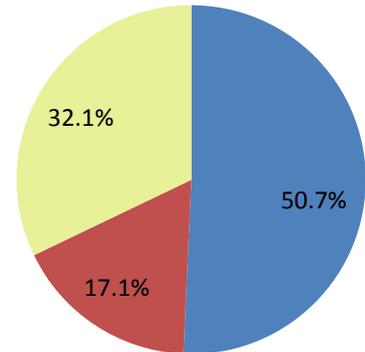
Department of Planning and Zoning

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9/11/2013

## Question No. 1- Building Below The House/Enclosure Limits

To what extent should enclosures be limited below the base flood elevation?		
Answer Options	Response Percent	Response Count
Limit enclosure to 299 square feet.	50.7%	71
No enclosure permitted.	17.1%	24
No change in current measure.	32.1%	45
<b><i>answered question</i></b>		<b>140</b>
<b><i>skipped question</i></b>		<b>5</b>



**At issue:** Noncompliance with current NFIP and Ordinance requirements. Lack of enforcement personnel and random inspections. Lack of understanding of the requirement and ramifications of enclosing under elevated structures.

### Ordinance Language:<sup>1</sup>

- 1) Include nonconversion agreement with permission to inspect in the permit itself to increase education on the matter and show that someone will be watching (60 pts)
- 2) Require the nonconversion agreement to be filed at the courthouse (5 pts.)
- 3) Limit enclosures to 299 sf for raises over 4 ft from grade (HAG). (100 pts). *Breakaway walls are enclosures. Structures open on one side or lattice/screening are not enclosures.*
- 4) Clearly incorporate enforcement mechanism by reference into the ordinance (refer to building code section regarding removal of noncompliant works).
- 5) Not applicable to detached accessory structures.

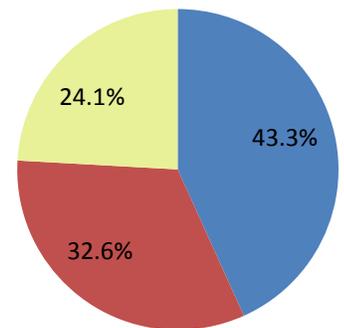
**Maximum Points<sup>2</sup> - CRS Activity. 432 g. 160 342 b6. 5 Current Projected Points: 0**

<sup>1</sup> All ordinance language is rough draft. It may be preferable to combine some of the options in the final text. Some text may be incorporated into other existing ordinances rather than the Flood Damage Prevention Ordinance.

<sup>2</sup> Points are the maximum available for the selected activities. Some are prorated based on the applicable area.

**Question No. 2- Stormwater Reduction -May be achievable with restatement of current ordinance**

To what extent should new developments be required to prevent and reduce the increase in runoff to provide greater protection for existing buildings and natural space? Please select your answer from the following choices.		
Answer Options	Response Percent	Response Count
Require runoff reduction for all new development 1/2 acre or greater except for single family residences.	43.3%	61
Require runoff reduction for all new development 1/2 acre or greater.	32.6%	46
No change from current measure.	24.1%	34
<b><i>answered question</i></b>		<b>141</b>
<b><i>skipped question</i></b>		<b>4</b>



**At issue:** Perception that new developments other than large developments are increasing flood risk on neighboring properties. In the aggregate, small property redevelopment can cause instability to properties in close proximity. Some of those lots are in areas already challenged by forced drainage issues.

**Ordinance Language:**

- 1) All development required to require the peak runoff from new developments 1/2 acres or greater or impervious area of 5,000 sf or more to be no greater than the pre-development condition. *Predevelopment will be measured from the condition with the original structure in cases of redevelopment.*

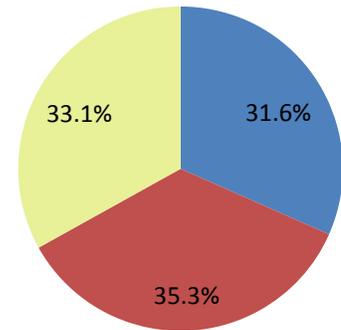
**Maximum Points - 452a1. 90**

**Current Projected Points: 15**

### Question No. 3- Development Design Guidelines

At what storm level should new developments be required to plan to not increase runoff?

Answer Options	Response Percent	Response Count
50 Year event (12" of rain per 24 hour period)	31.6%	43
100 Year event (13.5" of rain per 24 hour period)	35.3%	48
No change from current measure.	33.1%	45
<i>answered question</i>		<b>136</b>
<i>skipped question</i>		<b>9</b>



**At issue:** Increase in storm frequency and severity, rains as well as storms, is increasing the demand to build to a higher standard in SFHA and forced drainage areas. Subdivisions built since Katrina to the 25 year standard are suffering flooding.

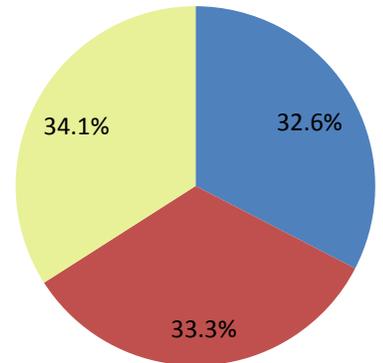
#### Ordinance Language:

- 1) All new development within the Parish shall be designed to prevent any increase in peak flow, velocity, and total runoff volume during a 50-year rainfall event. Prior to development, the developer must submit hydrologic and hydraulic studies showing the nature and extent of runoff under present conditions and with the proposed development for that rainfall event.

**Maximum Points - CRS Activity 452 a2.** 54    **Current Projected Points:** 54 (10 in 2007 manual)

**Question No. 4- Floodplain Fill Restrictions - Not recommended for broad application.**

Which activity would you prefer to protect property from new flooding caused by fill?		
Answer Options	Response Percent	Response Count
For new developments, make a retention pond on the property to hold the extra water that is expected to flow off the property.	32.6%	44
Prohibit fill in the Special Flood Hazard Area.	33.3%	45
No change from current measure.	34.1%	46
<i>answered question</i>		<b>135</b>
<i>skipped question</i>		<b>10</b>



**At issue:** Fill reduces floodplain storage capacity, and has an adverse impact on native vegetation, wetlands, drainage, and water quality. Also, aesthetic concerns with structures built on mounds in otherwise uniformly graded developments. Fill also encouraged slab on grade construction which is more difficult to mitigate should flood risks change or mitigation be required due to substantial damage. However - applicability to local roads, bridges, and highways and not proposed therefore.

The requirement for a stormwater management plan may dissuade building on fill and slab.

The Parish could require compensatory storage on site for building on slab to discourage the practice.

**Ordinance Language:**

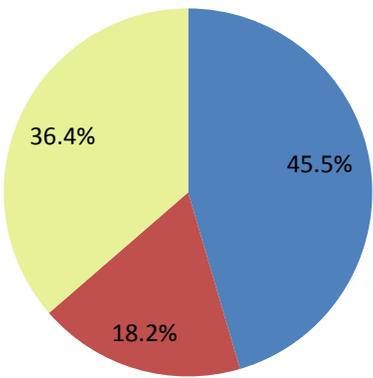
- 1) New developments to provide compensatory storage at hydrologically equivalent level in situ or another hydrologically equivalent site. (130)

**Maximum Points - 432 a1. 130 Current Projected Points: 0**

(Look @ p.430-8 for storage of hazardous materials)

**Question No. 5- Erosion & Sediment Control**

Requiring that developments have an erosion and sediment loss prevention plan inside and out of the Special Flood Hazard Area will increase soil stability and water quality. Please select your answer from the following choices.		
Answer Options	Response Percent	Response Count
Require erosion and sediment controls measures for medium construction sites (½ acre or greater).	45.5%	60
Require erosion and sediment controls measures for small construction sites (over 1,000 square feet).	18.2%	24
No change from current measure.	36.4%	48
<i>answered question</i>		<b>132</b>
<i>skipped question</i>		<b>13</b>



**At issue:** Runoff from grading or construction that removes vegetation or otherwise disturbs the soil leading to runoff on to neighboring properties, into bayous or the storm drain system causing clogging, maintenance costs, and damage to environmental and civic assets. Requiring smaller projects to submit and implement erosion control methods will decrease this issue.

**Ordinance Language:**

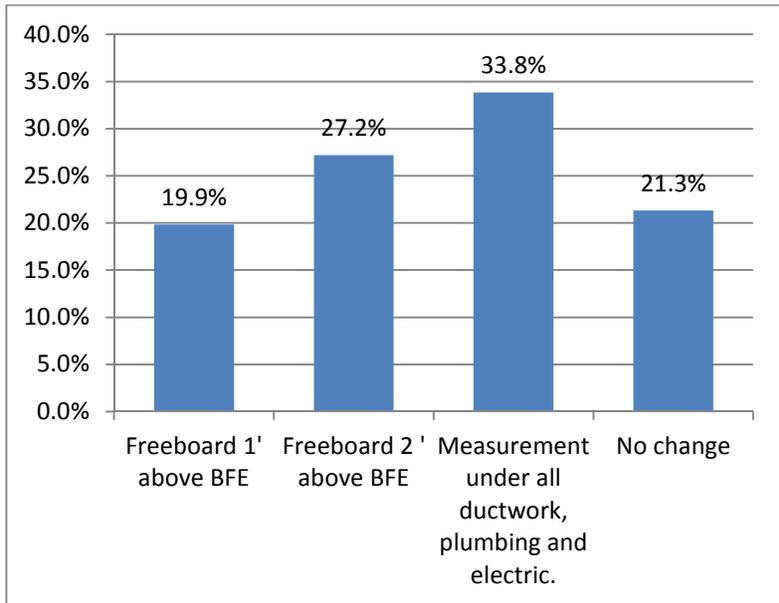
- 1) Prior to any grading or other earthwork that affects a land area ½ acre or greater, the person performing such earthwork shall submit an erosion control plan. The plan shall be designed to prevent sediment from leaving the site during storms up to and including the 100-year storm and recover the ground after construction or other work to prevent or minimize erosion.

**Maximum Points - CRS Activity 452 c1. 40**

**Current Projected Points: 30**

**Question No. 6- Freeboard/Elevation above BFE**

Do you agree with requiring additional height above the base flood elevation to provide an extra margin of protection in the event of a flood?		
Answer Options	Response Percent	Response Count
1 foot above BFE	19.9%	27
2 feet above BFE	27.2%	37
Change measurement to require all ductwork, plumbing and electric to be above flood risk level.	33.8%	46
No change from current measure.	21.3%	29
<i>answered question</i>		<b>136</b>
<i>skipped question</i>		<b>9</b>



**At issue:** Freeboard adds height above the base flood elevation to provide an extra margin of protection to account for waves, debris, miscalculations, lack of data, or the ever changing regulations that do not recognize compliance at the time of construction. In addition, individuals can benefit directly from up to 62% off flood insurance rates. Current measurement allows some plumbing, insulation, and electric to be below the base flood elevation due to measurement at the top of the bottom floor.

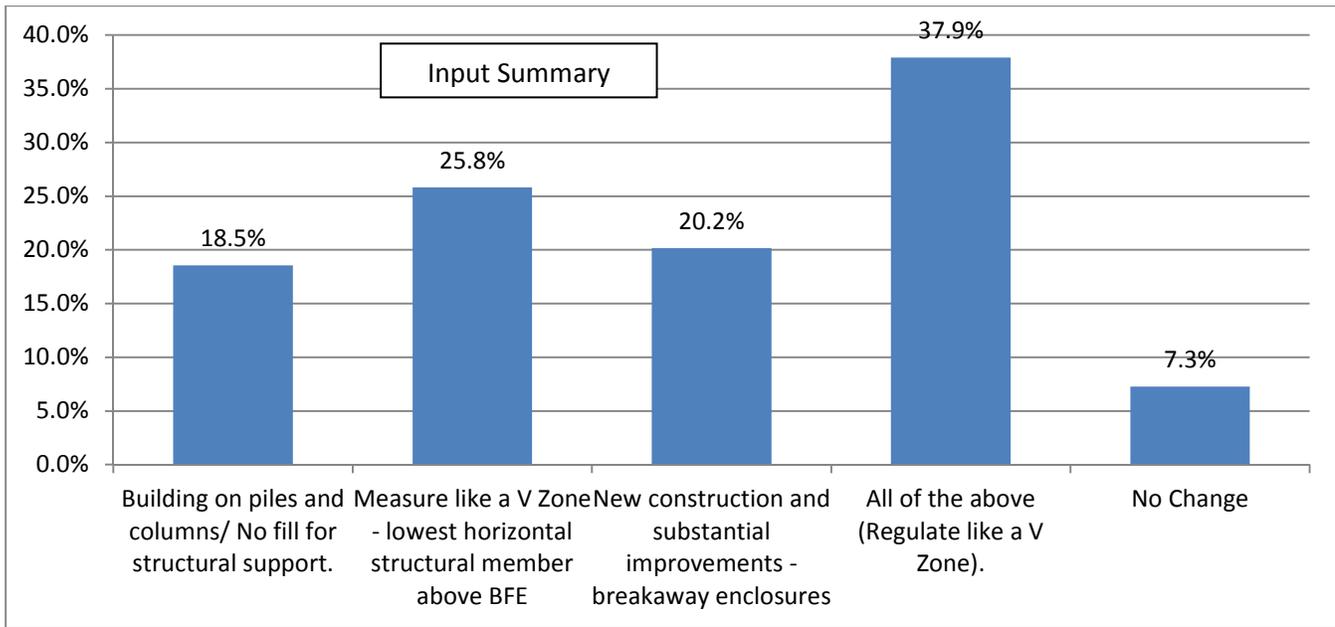
**Ordinance Language:**

- 1) New residential buildings and substantial improvements must elevate the structure ~~two~~ one ~~feet~~ foot higher than the base flood elevation and measured at the lowest horizontal cross member. (225 100) Industrial structures may floodproof rather than elevate if necessary due to the nature of the business.

**Maximum Points - CRS Activity 432 b. 100      Current Projected Points: 60**

**Question No. 7- Coastal A Zone Protections - (No change until Coastal A Zone mapped)**

Should Coastal A Zones be subject to any or all of the following protections? Check all that apply.		
Answer Options	Response Percent	Response Count
Building on piles and columns/ No fill for structural support.	18.5%	23
Measure like a V Zone - lowest horizontal structural member above BFE	25.8%	32
New & substantial improvements - breakaway enclosures	20.2%	45
All of the above (Regulate like a V Zone).	37.9%	47
No Change (written in )	7.3%	9
<i>answered question</i>		<b>124</b>
<i>skipped question</i>		<b>21</b>



**At issue:** The Coastal A Zone is the portion of the SFHA that is expected to experience wave action from 1.5-2.99 ft. The recommendation from CRS is to regulate in some fashion like the V Zone to protect infrastructure and other assets from this limited moderate wave action.

**Ordinance Language:**

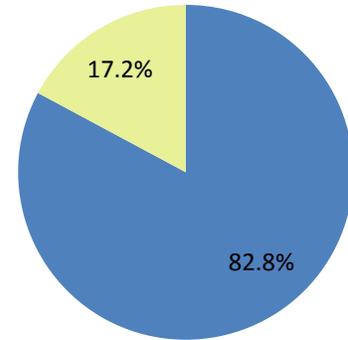
- 1) Regulate like a v zone (225 pts)
- 2) The bottom of the lowest horizontal structural member and the electrical and mechanical equipment servicing the building must be elevated above the base flood elevation. (100 pts)
- 3) A registered professional engineer or architect must develop or review the structural design, specifications, and plans and certify that the designs and methods of construction to be used meet accepted standards of practice for meeting the provisions of 44 CFR §60.3(e)(4)(iii) and breakaway walls (§60.3(e)(5). (125 pts)
- 4) Enclosures limited to 299sf. (50)

**Maximum Points - CRS Activity 432 k. 400      Current Projected Points: 0**

## Question No. 8- Manufactured Home Protections

Do you agree that new and replacement manufactured homes in existing home parks or subdivisions should be properly anchored and elevated above the base flood elevation, including electrical components and ductwork?

Answer Options	Response Percent	Response Count
Yes	82.8%	111
No	17.2%	23
<i>answered question</i>		<b>134</b>
<i>skipped question</i>		<b>11</b>



**At issue:** Manufactured homes in parks developed prior to 1974 that haven't flooded are not required to elevate to the base flood elevation. The ordinance would be written to state that flood compliance is required for all structures including manufactured homes.

**Ordinance Language:** Manufactured homes will be required to be elevated above the base flood elevation, including electrical components, ductwork, and the bottom of the chassis.

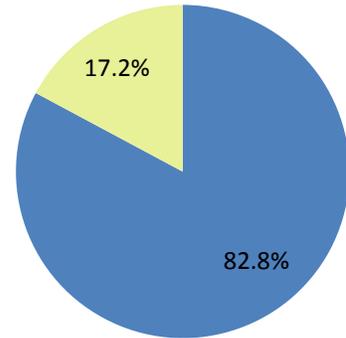
**Maximum Points - CRS Activity 432.j** 15

**Current Projected Points:** 0

**Question No. 9- Water Quality**

Do you agree that all new sanitary and hazardous material landfills, hazardous waste sites, and commercial waste facilities should be prohibited from the Special Flood Hazard Area?

Answer Options	Response Percent	Response Count
Yes	82.8%	111
No	17.2%	23
<i>answered question</i>		<b>134</b>
<i>skipped question</i>		<b>11</b>



**At issue:** Protecting waterways, drinking water, public health and the environment from hazardous waste that could be dispersed by floodwaters during an event.

**Ordinance Language:**

No new sanitary landfills or hazardous material landfills, hazardous waste sites, and commercial waste facilities will be permitted in the special flood hazard area.

**Maximum Points - CRS Activity 452 d. 15      Current Projected Points: 0**

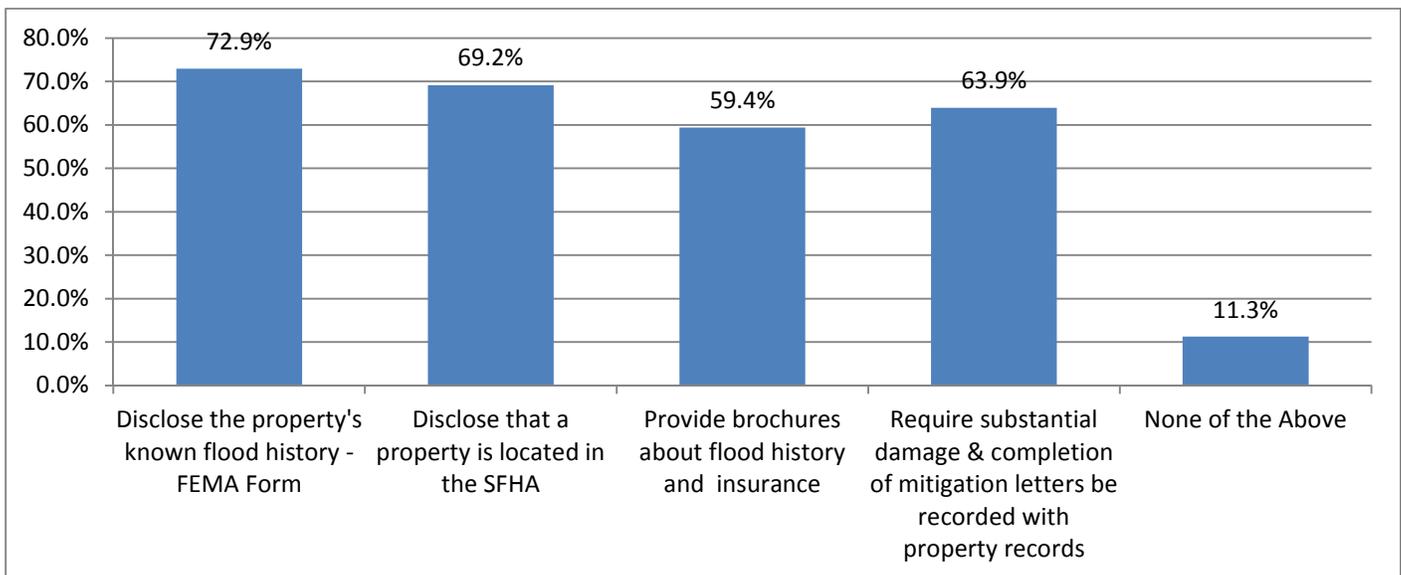
## Question No. 10- Flood History Disclosure

Do you agree with any of the below requirements to allow for enhanced disclosure of flood history for property sales?

**Answer Options** \* Respondents could make multiple selections.

	Response Percent	Response Count
Require real estate agents/sellers to disclose the property's known flood history.	72.9%	97
Require real estate agents/sellers to notify potential buyers that a property is located in the Special Flood Hazard Area.	69.2%	92
Require real estate agents/sellers to provide brochures advising potential buyers to investigate property flood history and associated insurance requirements	59.4%	79
Require substantial damage and completion of mitigation letters be recorded with property records for the title search.	63.9%	85
None of the Above	11.3%	15
<b>answered question</b>		<b>133</b>
<b>skipped question</b>		<b>12</b>

### 1. Require real estate agents/Sellers to:



**At issue:** To disclose the potential flood hazard of a property to prospective buyers before the lender notifies them of the need for flood insurance.

### Ordinance Language:

- 1) Require seller to provide insurance or FEMA history of property (5).
- 2) All sellers disclose if property is in the SFHA (5) & requires flood insurance for a mortgage (35)
- 3) Real estate agents will provide brochures about flood history (12)
- 4) Record flood zone on plats and permit or title restrictions in court house (5)
- 5) Record subdivision plats to display the flood hazard area (5)
- 6) Seller must advise if the structure is in the V Zone or Coastal A Zone. (8)

**Maximum Points - CRS Activity 340. 75**

**Current Projected Points: 10**

## Summary of Community Rating System Points

### CRS Review Projection Comparison of Current Manual v. 2013 Manual

	c340	c430	c450	Total
Current	13	241	144	398
Projected	10	217	83	311
Difference	3	-23	-61	-81

### CRS Recommendation Additional Points

1	432 g	Enclosures	160		
2	452 a1	Stormwater Plans		75	
3	452 a2	Design Storm		0	
4	432a	Fill Restrictions	130		
5	452 c1	Erosion Control Plans		10	
6	432 b	Freeboard	165		
7	432 k	Coastal A Zone**	400		
8	432 j	Manufactured Home BFE	15		
9	452 d	Water Quality		15	
10	340	Disclosure Requirements	70		
<b>New Points</b>			70	870	100
<b>Maximum Net Gain</b>					<b>959</b>
<b>Planning Proposal*</b>			70	740	100
					<b>829</b>

\* Eliminating numbers in gray from the totals - not proposed.

\*\* Can't be implemented until map development complete.