CHAPTER 9-5
FLOOD HAZARD REDUCTION

9-5-1 GENERAL STANDARDS

In all areas of special flood hazards the following standards are required.

9-5-2 ANCHORING

1. All new construction and substantial improvement shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
2. All manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement by over the top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Special requirements shall be that:
    - Over the top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations, with mobile homes less than 50 feet long requiring one additional tie per side;
    - Frame ties be provided at each corner of the home with five additional ties per side at intermediate points, with mobile homes less than 50 feet long requiring four additional tie per side;
    - All components of the anchoring system be capable of carrying a force of 4,800 pounds; and,
    - Any additions to the mobile home be similarly anchored.

Ordinance #429, 5.1-1, 7/29/85

9-5-3 CONSTRUCTION MATERIALS AND METHODS

1. All new construction and substantial improvement shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
3. Electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

Ordinance #429, 5.1-2, 7/29/85; 462, 4/10/89

9-5-4 UTILITIES

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood water; and,
3. On site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

Ordinance #429, 5.1-2, 7/29/85, 462, 4/10/89

9-5-5 SUBDIVISION PROPOSALS

1. All subdivision proposals shall be consistent with the need to minimize flood damage;
2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,
4. Base flood elevation data shall be provided for subdivision proposals and other proposed development which contains at least 50 lots or 5 acres (whichever is less).

Ordinance #429, 5.1-4, 7/29/85

9-5-6 ENCROACHMENTS

Encroachments, including fill, new construction, substantial improvements, and other development shall be prohibited in any floodway unless a technical evaluation demonstrates that the encroachments will not result in any increase in flood levels during the occurrence of the base flood discharge.

Ordinance #429, 5.1-5, 7/29/85, 462, 4/10/89

9-5-7 SPECIFIC STANDARDS

In all areas of special flood hazards where base flood elevation data have been provided as set forth, the following standards are required.

Ordinance #429, 5.2, 7/29/85

9-5-8 RESIDENTIAL CONSTRUCTION

New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above base flood elevation.

Ordinance #429, 5.2-1, 7/29/85

9-5-9 NONRESIDENTIAL CONSTRUCTION

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated

to the level of the base flood elevation, or together with attendant utility and sanitary facilities, shall;

1. Be flood proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passable of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,
3. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certifications shall be provided to the official as set forth in 9-4-3.3.

Ordinance #429, 5.2-2, 7/29/85