

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3538

ORDINANCE COUNCIL SERIES NO. 07-

COUNCIL SPONSOR MR. GOULD

PROVIDED BY ENGINEERING DEPT.

INTRODUCED BY \_\_\_\_\_

SECONDED BY \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007

ORDINANCE TO AMEND THE ST. TAMMANY PARISH CODE OF ORDINANCES, APPENDIX D, BUILDINGS AND CONSTRUCTION, CHAPTER 1 ADMINISTRATION, SECTION 108.5 BUILDING AND SECTION 108.6 INSPECTIONS FOR STRUCTURES LOCATED IN FLOODPLAIN, TO INCLUDE MINIMUM FINISHED FLOOR ELEVATION REQUIREMENTS.

WHEREAS, the Legislature of the State of Louisiana has in LSA RS 38:84 delegated responsibility to local governmental units to adopt regulations to minimize flood losses; and

WHEREAS, flood hazard areas of St. Tammany Parish are subject to periodic inundation which result in loss of property, health and safety hazards, all of which adversely affect public health, safety and general welfare; and

WHEREAS, in Chapter 7 of the St. Tammany Parish Code of Ordinances, and in St. Tammany Parish Subdivision Regulatory Ordinance 499, the Parish has enacted extensive measures to address the adverse effects associated with drainage and flooding; and

WHEREAS, in a continuing effort to accomplish its purpose of protecting the health, welfare and safety and property of the residents of St. Tammany Parish from the adverse impacts of flooding, this Ordinance specifies minimum finished floor elevations for all residential structures using the requirements set forth herein.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the St. Tammany Parish Code of Ordinances, Appendix D, Chapter 1 Administration, Section 108.5 Building and Section 108.6 Inspections for Structures Located in Floodplain is hereby amended as follows:

108.5 BUILDING

108.5.1 Minimum Finished Floor Elevations

Minimum finished floor elevations for residential structures in flood zone "C" shall be no less than twelve (12) inches above the centerline of street fronting the home. For residential structures located in flood zone "A", the minimum finished floor elevation shall be at the base flood elevation or twelve (12) inches above the centerline of street fronting the home, whichever is greater. For residential lots less than 90 feet wide, structures shall be raised if more than 24 inches of fill is required to satisfy this ordinance. Fill required for all lots in flood zone "A" or in "critical drainage areas" shall be mitigated in accordance with Chapter 7 of the St. Tammany Parish Code of Ordinances.

The centerline of street elevation shall be taken where the street grade is highest along the front width of the lot. For the case where a lot is at the corner of two (2) streets, the centerline of street elevation shall be taken where the street grade is the highest along the front and side of the lot adjacent to the corner.

The builder shall submit an elevation certificate by a professional land surveyor noting the highest street centerline elevation along the front width of the lot in addition to the top of form board elevation representing the finished floor elevation. Elevations shall be tied to the NAVD88 vertical datum. The elevation certificate shall be approved by the Permit Department prior to calling for a preliminary drainage inspection. For the case where a home is raised, the elevation certificate shall be required prior to the piling inspection.

The Department of Engineering may grant variances where existing topography makes it impractical to raise structures above the street centerline and/or negatively impacts drainage for surrounding lots.

**108.6 Inspections for Structures Located in a Floodplain**

**108.6.1 Lowest Floor Elevations.** For construction in areas prone to flooding as established by the International Residential Code Table R301.2 (1), upon placement of the lowest floor, including basement and prior to further vertical construction, the Director shall require submission of documentation, prepared and sealed by a registered licensed engineer, of the elevation of the lowest floor, including basement, as required in the International Residential Code Section R323. For residential structures located in flood zone "A", the minimum finished floor elevation shall be at base flood elevation or twelve (12) inches above the centerline of the street fronting the home, whichever is greater. The centerline of street elevation shall be taken where the street grade is highest along the front width of the lot. For the case where a lot is at the corner of two (2) streets, the centerline of street elevation shall be taken where the street grade is the highest along the front and side of the lot adjacent to the corner.

**REPEAL:** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SEVERABILITY:** If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

**EFFECTIVE DATE:** This Ordinance shall become effective fifteen (15) days after adoption.

**MOVED FOR ADOPTION BY:** \_\_\_\_\_, **SECONDED BY:** \_\_\_\_\_

**WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:**

**YEAS:**

**NAYS:**

**ABSTAIN:**

**ABSENT:**



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THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE  
PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007; AND BECOMES ORDINANCE  
COUNCIL SERIES NO. 07-.

\_\_\_\_\_  
BARRY D. BAGERT, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
DIANE HUESCHEN, COUNCIL CLERK

\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

Published introduction: March 29, 2007

Published adoption on: \_\_\_\_\_, 2007

Delivered to Parish President: \_\_\_\_\_, 2007 @ \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2007 @ \_\_\_\_\_

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after the fill from the dig has been removed or redistributed. Silt fencing shall be required to protect adjacent properties or drainage easements as necessary.

**108.4.3.1 Swimming Pool Final Grade Inspection** Final Drainage inspections shall be made after the form for decking is installed (if applicable), checking for possible adverse effects on neighboring properties

## **108.5 BUILDING**

### **108.5.1 Minimum Finished Floor Elevations**

Minimum finished floor elevations for residential structures in flood zone "C" shall be no less than twelve (12) inches above the centerline of street fronting the home. For residential structures located in flood zone "A", the minimum finished floor elevation shall be at the base flood elevation or twelve (12) inches above the centerline of street fronting the home, whichever is greater. For residential lots less than 90 feet wide, structures shall be raised if more than 24 inches of fill is required to satisfy this ordinance. Fill required for all lots in flood zone "A" or in "critical drainage areas" shall be mitigated in accordance with Chapter 7 of the St. Tammany Parish Code of Ordinances.

The centerline of street elevation shall be taken where the street grade is highest along the front width of the lot. For the case where a lot is at the corner of two (2) streets, the centerline of street elevation shall be taken where the street grade is the highest along the front and side of the lot adjacent to the corner.

The builder shall submit an elevation certificate by a professional land surveyor noting the highest street centerline elevation along the front width of the lot in addition to the top of form board elevation representing the finished floor elevation. Elevations shall be tied to the NAVD88 vertical datum. The elevation certificate shall be



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approved by the Permit Department prior to calling for a preliminary drainage inspection. For the case where a home is raised, the elevation certificate shall be required prior to the piling inspection.

The Department of Engineering may grant variances where existing topography makes it impractical to raise structures above the street centerline and/or negatively impacts drainage for surrounding lots.

## **108.5.2 Underground Inspections**

**108.5.2.1 Plumbing Underground Inspection** to be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place, and prior to the placing of concrete.

**108.5.2.2 Electrical Underground Inspection** to be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place, and prior to placing of concrete.

**108.5.2.3 Mechanical Underground Inspections** to be made after trenches or ditches are excavated, underground duct and fuel piping installed and before any backfill is put in place and prior to placing of concrete.

**108.5.3 Footing or Foundation Inspection.** Footing and foundation inspections shall be made after excavations for footing are complete and any required reinforcing steel is in place, prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports or equipment and special requirements for wood foundations. Footing and foundation inspections shall be made after an approved preliminary grade inspection and underground plumbing inspection if plumbing is in the foundation

**108.5.4 Concrete slab or under-floor inspection.** Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping

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#### **108.5.9 Fire-resistance-rated Commercial Construction**

**inspection.** Where fire-resistance-rated construction is required between dwelling units due to location on property, the Director shall require an inspection of such construction after all lathing and /or wall board is in place, but before any plaster is applied, or wallboard joints and fasteners re taped and finished.

**108.5.10 Fire-resistant Penetrations (commercial)** Protection of joints and penetrations in fire-resistant-rated assemblies shall not be concealed from view until inspected and approved.

**108.5.11 Final Inspections** Final inspections for all electrical, mechanical plumbing and gas systems shall be made after the electrical, mechanical, plumbing and gas systems are complete. The final grade inspection shall be made prior to the final building inspection. The final building inspection shall be made after the building is completed and ready for occupancy. Municipal addresses shall be posted on the property and visible from the street. Construction test meters shall be energized prior to scheduling of any final inspection.

#### **108.6 Inspections for Structures Located in a Floodplain.**

**108.6.1 Lowest Floor Elevations.** For construction in areas prone to flooding as established by the International Residential Code Table R301.2 (1), upon placement of the lowest floor, including basement and prior to further vertical construction, the Director shall require submission of documentation, prepared and sealed by a registered licensed engineer, of the elevation of the lowest floor, including basement, as required in the International Residential Code Section R323. For residential structures located in flood zone "A", the minimum finished floor elevation shall be at base flood elevation or twelve (12) inches above the centerline of the street fronting the



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home, which ever is greater. The centerline of street elevation shall be taken where the street grade is highest along the front width of the lot. For the case where a lot is at the corner of two (2) streets, the centerline of street elevation shall be taken where the street grade is the highest along the front and side of the lot adjacent to the corner.

**108.7 Other Inspections.** In addition to the inspections specified above, the Director is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this Code and any other laws that are enforced by the Department of Permits and Regulatory.

**108.8 Construction Test Meter.** A Construction test meter shall be energized prior to scheduling any building, electrical, mechanical or plumbing final.

**108.9 Inspection Agencies** The Director is authorized to accept reports of approved agencies, provided such agencies satisfy the requirements as to qualifications and reliability.