

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3538AA ORDINANCE COUNCIL SERIES NO. 07-

COUNCIL SPONSOR MR. GOULD PROVIDED BY ENGINEERING DEPT.

REINTRODUCED BY: MR. GOULD SECONDED BY: MS. BRISTER

ON THE 7TH DAY OF JUNE 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 the 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 or top of curb fronting the home, whichever is greater. 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 or top of curb fronting the home, whatever is greater. For residential lots less than 90 feet wide in all flood zones, structures shall be raised if more than 24 inches of fill is required to satisfy this ordinance. The Department of Engineering shall have the ability to grant variances for lots less 90 feet wide in subdivisions with approved fill plans. 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 or top of curb elevation shall be taken where the 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 or top of curb elevation shall be taken where the 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 or top of curb 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 framing inspection.

The Department of Engineering may grant variances where existing topography makes it impractical to raise structures above the street centerline/top of curb 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 or top of curb fronting the home, whichever is greater. The centerline of street or top of curb elevation shall be taken where the 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 or top of curb elevation shall be taken where the 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:

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 @ _____