

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6134

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: DEVELOPMENT

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

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

ON THE 7 DAY OF FEBRUARY , 2019

ORDINANCE AMENDING THE ST. TAMMANY PARISH CODE OF ORDINANCES, CHAPTER 115 - DRAINAGE AND FLOOD CONTROL, SECTION 115-31 - DEFINITIONS TO INCORPORATE A DEFINITION FOR LOW COST STRUCTURE AND SECTION 115-106 - SPECIFIC STANDARDS TO ESTABLISH CONSTRUCTION CRITERIA IN THE FLOOD ZONE FOR MANUFACTURED HOMES AND LOW COST SMALL ACCESSORY STRUCTURES

WHEREAS, FEMA conducted a Community Assistance Visit (CAV) to review St. Tammany Parish’s Community Rating System (CRS) program on May 24, 2018; and

WHEREAS, the CAV team identified specific language to be included in the St. Tammany Parish Code of Ordinances to maintain compliance with FEMA regulations; and

WHEREAS, these changes include a definition and requirements for Low Cost Small Accessory Structures as well as an amendment to existing language to require that the elevation of manufactured homes’ lowest horizontal I-Beam be at Base Flood Elevation.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends Chapter 115 of the St. Tammany Parish Code of Ordinances, as follows:

Sec. 115-31. - Definitions.

Low Cost Small Accessory Structure means a structure which is located on the same parcel of property as the principle structures and the use of which is incidental to the use of the principle structure, used solely for vehicle parking (two-car detached garages or smaller) or limited storage (small, low cost sheds). In A or AE flood zones, low-cost small accessory structure is defined as being 500 square feet or less;

Sec. 115-106. - Specific standards.

(a) Residential construction. New construction and substantial improvements of any residential structure shall have the lowest floor (including basement) elevated to or above the base flood elevation. A registered professional engineer, architect or land surveyor shall submit a certificate of elevation, documented on the Federal Emergency Management Agency Form 81-31 or subsequent agency form, indicating that the standards of this subsection and as per section 115-71 have been satisfactorily met.

(b) Nonresidential construction. New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection (in relation to mean sea level) to which such structures are flood-proofed shall be maintained by the floodplain administrator.

(c) Enclosures. New construction and substantial improvements, with fully enclosed areas below the lowest floor that are subject to flooding, shall be designed to automatically equalize hydrostatic flood

forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

(1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

(2) The bottom of all openings shall be no higher than one foot above grade.

(3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(d) Manufactured homes.

(1) Require that all manufactured homes to be placed within zone A shall be installed using methods and practices which minimize flood damage. For the purpose of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of 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.

(2) All manufactured homes shall be in compliance with subsection (a) of this section.

(3) Require that all manufactured homes to be placed or substantially improved within zones A1-30, AH and AE on the community's FIRM be elevated on a permanent foundation such that the lowest floor horizontal I-Beam of the manufactured home is at or above the base flood elevation; and be securely anchored to an adequately anchored foundation system in accordance with the provision of this subsection (d).

(e) Construction sites; storm water runoff. Low Cost Small Accessory Structures.

(1) The construction of accessory structures in flood zones designated "A" must satisfy the following standards:

(a) May be constructed with the floor below the design flood elevation (DFE). The DFE is the base flood elevation (BFE) or the advisory base flood elevation (ABFE) for the site plus freeboard, if required by the Parish's Flood Hazard Prevention Ordinances.

(b) Shall be anchored to resist flotation, collapse, and lateral movement.

(c) Portions of structure located below the DEF shall be constructed of flood-resistant materials.

(d) Shall be designed for the automatic entry and exit of flood waters.

(e) Mechanical and utility equipment must be elevated or flood-proofed to or above the DFE.

(f) Shall comply with the floodway encroachment provisions of the NFIP regulations.

(g) Use shall be limited to parking and/or limited storage.

(h) Structure shall not be used for human habitation (including work, sleeping, living, cooking, or restroom facilities).

(I) Structure cannot be modified for a different use after permitting.

(2) Unless elevated on piles or columns, accessory structures V Zones are limited to low cost, small structures, such as metal, plastic or wooden sheds that are "disposable." They shall be less than or equal to 100 square feet in size, and not more than \$ 1,000.00 in value. If constructed, fill cannot be used for structural support and the areas below the BFE must remain free of obstruction or be constructed with non-supporting breakaway walls, open latticework, or insect screening. All accessory structures are to be located so as not to cause damage to adjacent and nearby structures.

(f) Construction sites; storm water runoff.

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 DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 7 DAY OF MARCH , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JANUARY 30 , 2019

Published Adoption: \_\_\_\_\_ , 2019

Delivered to Parish President: \_\_\_\_\_ , 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2019 at \_\_\_\_\_

ADMINISTRATIVE COMMENT

THE PURPOSE OF THIS ORDINANCE IS TO INCORPORATE A DEFINITION FOR LOW COST STRUCTURE AND SPECIFIC STANDARDS. IN ADDITION, TO ESTABLISH CONSTRUCTION CRITERIA IN THE FLOOD ZONE FOR MANUFACTURED HOMES AND LOW COST SMALL ACCESSORY STRUCTURES.