

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6035

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING AND DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF SEPTEMBER , 2018

ORDINANCE AMENDING THE ST. TAMMANY PARISH CODE OF ORDINANCES SECTION 105-450. - MINIMUM FINISHED FLOOD ELEVATIONS TO REQUIRE SUBMITTAL OF FORM BOARD ELEVATION CERTIFICATES PRIOR TO SCHEDULING OF THE FOUNDATION INSPECTION.

WHEREAS, the St. Tammany Parish Department of Planning and Development and Department of Inspections and Enforcement have reviewed the current process of requiring a form board elevation certificate prior to the preliminary drainage inspection; and

WHEREAS, the departments acknowledge that the timing of this requirement would be coordinated with the timing of the foundation inspection to simplify the construction and inspection processes; and

WHEREAS, St. Tammany Parish Government wishes to revise Section 105-450 to require the submittal of a form board elevation certificate prior to scheduling of the foundation inspection so these inspections can be combined.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the St. Tammany Parish Code of Ordinances is hereby amended to provide therein the following regulations that are applicable thereto, and to otherwise provide as follows:

Sec. 105-450. - Minimum finished floor elevations.

(a) Minimum finished floor elevations for residential structures in flood zone "C" shall be no less than 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 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 section. The department of engineering shall have the ability to grant variances for lots less than 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 115, pertaining to drainage and flood control.

(b) When determining the elevation required in subsection (a) of this section, the centerline of street or top of curb elevation where the grade is highest along the front width of the lot shall be the baseline elevation. For the case where a lot is at the corner of two streets, the centerline of street or top of curb elevation where the grade is the highest along the front and side of the lot adjacent to the corner shall be the baseline elevation.

(c) The department of permits or department of engineering Department of Planning and Development may shall require the building permit applicant to submit a form board elevation certificate prepared 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, if the requirements set out in subsections (a) and (b) of this section are not met. Elevations shall be tied to the NAVD88 vertical datum. In such cases, the elevation certificate shall be received by the permit department Department of Planning and Development prior to approval of a preliminary drainage inspection scheduling the foundation inspection. For the case where a home is raised, the finished floor elevation certificate shall be required prior to the framing inspection.

(d) 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.

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 4 DAY OF OCTOBER , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: AUGUST 29 , 2018

Published Adoption: _____ , 2018

Delivered to Parish President: _____ , 2018 at _____

Returned to Council Clerk: _____ , 2018 at _____



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

ADMINISTRATIVE COMMENT

Ordinance Amendment

The intention of this amendment is to coordinate intake and approval of the Form Board Certification with the timing of the Foundation Inspection as opposed to requiring the submittal prior to the Preliminary Drainage Inspection.