

FLOYD COUNTY ORDINANCE 1992 - 3  
AN ORDINANCE MODIFYING AND  
AMENDING ORDINANCE NO. 87-6

WHEREAS, the Federal Emergency Management Agency (FEMA) has published in the Federal Register a final rule that revises the National Flood Insurance Program (NFIP) regulations, and,

WHEREAS, it is considered that these revisions should be incorporated in Floyd County Ordinance No. 87-6,

NOW THEREFORE BE IT ORDAINED that Ordinance No. 87-6, Section IV, paragraph (7) be amended to read as follows:

(7) Manufactured homes and travel trailers (also called recreational vehicles) to be installed or substantially improved on a site for more than 180 days must meet one of the following anchoring requirements:

(a) The manufactured home shall be elevated on a permanent foundation such that the lowest floor shall be at or above the FPG and securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. This requirement applies to all manufactured homes to be placed on a site:

- (1). outside a manufactured home park or subdivision;
- (2). in a new manufactured home park or subdivision;
- (3). in an expansion to an existing manufactured home park or subdivision; or
- (4). in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood.

(b) The manufactured home shall be elevated so that the lower floor of the manufactured home chassis is supported by reinforced piers or other foundation elements that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

This requirement applies to all manufactured homes to be placed on a site in an existing manufactured home park or subdivision that has not been substantially damaged by a flood.

Recreation vehicles placed on a site shall either:

- (a). be on the site for less than 180 consecutive days;

- (b). be fully licensed and ready for highway use (defined as being on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or
- (c). meet the requirements for "manufactured homes" in paragraph (7) of this section.

A non-residential building may be floodproofed to the FPG (in lieu of elevating) if done in accordance with the following:

- (a). a Registered Professional Engineer shall certify that the building has been designed so that below the FPG, the structure and attendant utility facilities are watertight and capable of resisting the effects of the regulatory flood. The Building design shall take into account flood velocities, duration, rate of rise, hydrostatic pressures, and impacts from debris or ice.
- (b). Floodproofing measures shall be operable without human intervention and without an outside source of electricity.

BE IT FURTHER ORDAINED, that SECTION I of Ordinance 87-6 is hereby amended by adding alphabetically the following definitions:

LOWEST FLOOR - means the lowest of the following:

1. the basement floor;
2. the garage floor, if the garage is the lowest level of the building;
3. the first floor of buildings elevated on pilings or constructed on a crawl space with permanent openings; or
4. the floor level of any enclosure below an elevated building where walls of the enclosure provide any resistance to the flow of the flood waters unless:
  - (a). the walls are designed to automatically equalize the hydrostatic flood forces on the walls by allowing for the entry and exit of flood waters, through providing a minimum of two openings (in addition to doorways and windows) having a total area of one (1) square foot for every two (2) square feet of enclosed floor area subject to flooding. The bottom of all such openings shall be no higher than one (1) foot above the enclosed area's floor.
  - (b). such enclosed space shall be usable for non-residential purposes and building access.

SUBSTANTIAL DAMAGE - means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL MODIFICATION shall be deleted, and there be substituted therefore, the following:

SUBSTANTIAL IMPROVEMENT means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- (1). Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or
- (2). Any alteration of a "historic structure", providing that the alteration will not preclude the structure's continued designation as a "historic structure".

BE IT FURTHER ORDAINED, that SECTION VI, paragraph (e) be amended to read as follows:

(e) The Plan Commission Shall:

- (1) Maintain a record of the "as-built" elevation of the lowest floor (including basement) of all new and/or substantially improved buildings constructed in the Special Flood Hazard Area.
- (2) Maintain a record of the engineer's certificate and the "as built" floodproofed elevation of all buildings. This building protection requirement applies to the following situations:
  - a. construction or placement of any new building valued at more than \$1,000.
  - b. structural alterations made to an existing building that increase the market value of the building by more than 40% (excluding the value of the land);
  - c. reconstruction or repairs made to a damaged building that are valued at or more than 50% of the market value of the building (excluding the value of the land) before damage occurred;

- d. installing a manufactured home on a new site or a new manufactured home on an existing site. This ordinance does not apply to returning the existing manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage; and
  - e. installing a travel trailer on a site for more than 180 days.
- (3) Cooperate with state and federal floodplain management agencies to improve base flood and floodway data and to improve the administration of this ordinance. Submit reports as required for the National Flood Insurance program.
- (4) Maintain for public inspection and furnish upon request regulatory flood data, Special Flood Hazard Area maps, copies of DNR permits and letters of recommendation, federal permit documents, and "as built" elevation and floodproofing data for all buildings constructed subject to this ordinance.

Duly adopted this 4<sup>th</sup> day of May, 1992.

BOARD OF COMMISSIONERS OF  
THE COUNTY OF FLOYD

Charles L. Ziff  
MEMBER

Larry R. Dennis  
MEMBER

Edmund R. Quable  
MEMBER

Attest: Beth Skarp  
FLOYD COUNTY AUDITOR