

AMENDMENTS TO THE JEFFERSON COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE AS ADOPTED BY THE JEFFERSON COUNTY COMMISSION ON DECEMBER 10, 1998

The format for these recommendations is as follows:

1. Deletions are shown in [brackets].
2. Additions are underlined.
3. Explanations are provided as needed.

ARTICLE 3. INTERPRETATION AND DEFINITIONS

Section 3.1a Definitions

Add: Repetitive Loss                      Means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damaged occurred.

Add: 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 damage also means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Add to: Substantially Improved              (b) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

This term includes structures which have incurred "repetitive loss" or "substantial damage" regardless of the actual repair work performed.

50 percent of market value shall be tracked cumulatively. In other words, total repairs cannot exceed 50 percent of the market value of the structure over the life of the structure without being brought into compliance with the flood protection criteria in this Ordinance.

ARTICLE 4. IDENTIFICATION OF FLOOD-PRONE AREAS

Section 4.0 Identification

Add the following to the first paragraph:

For the purpose of this Ordinance ..... dated April 15, 1980, or the most recent revision thereafter, as may be amended in accordance with Section 4.2 of this Ordinance.

ARTICLE 5. FLOOD-PRONE AREA REQUIREMENTS

Correct the typographical errors in subsection (a) and (b):

Section 5.1 Elevation and Floodproofing

(a) Residential Structures

The lowest [flood] floor (including basement) of any new or substantially improved residential structure shall be elevated to at least the base flood elevation.

Add: "A structure that is considered a repetitive loss structure must comply with elevation and/or floodproofing requirements of this Ordinance." Such structure may be eligible for an ICC claim payment.

(b) Non-Residential Structures

The lowest [flood] floor of any new ..... or some other equivalent standard, for that type of construction.

Add: "A structure that is considered a repetitive loss structure must comply with elevation and/or floodproofing requirements of this Ordinance." Such structure may be eligible for an ICC claim payment.

Add new Section: 5.1 (c) Substantially Damaged

Any improvements to buildings that are determined to be substantially damaged must meet the same Ordinance requirements as new construction. This means elevated for residential structures and floodproofed and anchored for nonresidential structures.