

## AMENDMENT TO ORDINANCE NO. 165

SECTION 4a & 6. Delete the word, “mobile”; add in its place, “manufactured”.

SECTION 6a. After the term, “regulatory flood elevation data”, add the following: “and floodway data available”,

SECTION 6a. 2. After this section add Section 6a, 3 as follows:

3. Require for all new construction and substantial improvements that 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; 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. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

SECTION 6d. Delete this section; add in its place:

d. Require that new structures be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

SECTION 6e. Delete this section, including parts 1 through 4; add in its place:

e. New structures be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

SECTION 6e. After this section, add Section 6f as follows:

f. Assure that all manufactured homes shall be anchored to resist flotation, collapse, or lateral movement. Manufactured home must be anchored in accordance with State laws, local building codes and FEMA guidelines. In the event that over-the-top frame ties to ground anchors are used, the following specific requirements (or their equivalent) shall be met:

1. Over-the-top ties be provided at each of the four corners of the manufactured home with two additional ties per side at the intermediate locations and manufactured homes less than 50 feet long requiring one additional tie per side.

2. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points and manufactured homes less than 50 feet long requiring four additional ties per side.
3. All components of the anchoring system be capable of carrying a force of 4800 pounds.
4. Any additions to manufactured homes be similarly anchored.

SECTION 6f. After this section add Section 6g as follows:

- g. Require that all manufactured homes to be placed within Zones A1-30, AH, and AE on the community's FIRM be elevated on a permanent foundation such that the lowest floor 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 provisions of Section 6f.

SECTION 7. After the phrase, "subdivision applications and", insert the phrase, "other proposed new developments, including manufactured home parks of subdivisions, and".

SECTION 7b. After the phrase, "proposed new development", insert the phrase "(including proposals for manufactured home parts and subdivisions)".

SECTION 10. In the third sentence after the words, "as published in", delete the remainder of the sentence. Add the following: "Title 44 of the Code of Federal Regulations".

SECTION 11. Delete the definition, "Mobile Home", Insert in its place:

"Manufactured Home - A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For flood plain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles."

SECTION 11. Delete the definition, "Mobile Home Park (Subdivision)", insert in its place:

"Manufactured Home Park or Subdivision - A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale."

SECTION 11. After the definition for "Regulatory Flood Elevation", add the following:

“Start of Construction” (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

SECTION 11. In the definition for “Structure”, delete the word, “mobile”; add in its place, “manufactured”.

SECTION 11. After the definition for floodproofing, add the following:

“Lowest Floor” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building’s lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

Adopted and Passed this 3rd day of April, 1989.

APPROVED: Larry Cheney, Mayor

ATTEST: Katherine Roberts, City Clerk

