LOUISIANA FLOODPLAIN MANAGEMENT

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SECRETARY

FACTSHEET

DEC 2013 | Issued quarterly by the Louisiana Dept. of Transportation & Development Floodplain Management Section | Volume 13- Number 4

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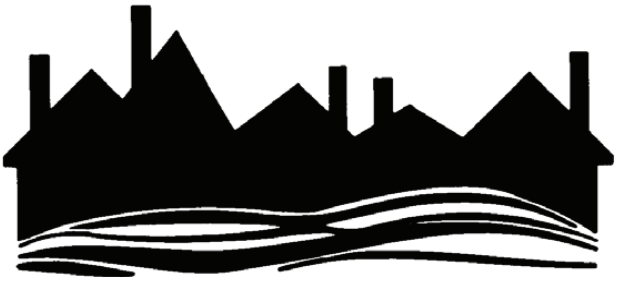
Inside this issue:

ECs and Datum Conversion in Southern LA.	2
LFMA Fall Workshop	3
Accessory Structures without Elevating the Floor Level to the BFE and Satisfying the NFIP	4
New Version of FIRMette—Desktop Available, 2014 ASFPM Conference, 2014 LFMA Conference.	5
FPM Photo Quiz	6
FPM Photo Quiz Continued, Welcome Rodney Smith.	7



CRS Corner

Wanted . . . Feedback on the CRS / FloodSmart Website

As noted in the last issue of the NFIP/CRS newsletter, the Community Rating System now has a presence on FEMA's FloodSmart website. The CRS pages on the site have been designed to explain, in plain language, what the CRS is, how it works, and why and how a community can join. CRS communities are encouraged to use this site as an easy means of getting elected officials, stakeholders, staff from other departments, and laypeople acquainted with the CRS and how it fits in with their own concerns and specialties. It is also a handy way for newly hired CRS Coordinators to begin learning about the program. The site has an easy-to-use menu, and features Frequently Asked Questions, ways communities benefit from the CRS, articles about local recipients of CRS awards, and more. Take a look, at http://j.mp/floodsmart-crs.

The CRS is very interested in improving the usefulness of this mechanism for expanding and clarifying awareness about the CRS. After you have reviewed the site, and/or heard from your colleagues and elected officials after they have used it, please send feedback to NFIPCRS@iso.com.

Remember that the extensive collection of more technical and credit-specific CRS documents and tools referenced in the *CRS Coordinator's Manual* is posted at www.CRSresources.org. The CRS pages on the FloodSmart website are geared toward users not already familiar with the CRS.

NFIP/CRS Update –October 2013

Congratulations and Welcome

The Town of Urania, located in LaSalle Parish, joined the National Flood Insurance Program on July 5th, 2013.

ECs and datum conversion, in southern Louisiana

As you may be aware, some surveyors of southern Louisiana object to converting floor elevations from datum NAVD88 to datum NGVD29 before entering their findings into Section C of the Elevation Certificate. This is problematic for communities where the effective BFE is in the datum NGVD29, common on old FIRMs.

Upon further review, FEMA NFIP leadership concurred that the southern Louisiana surveyors have a valid concern. Despite the fact that the EC instructions are to convert surveyed elevations to the BFE's datum and then enter the elevations, FEMA accepts otherwise for southern Louisiana. Supplying the datum conversion amount on an attached sheet and/or in the EC comments section is acceptable. For technical reasons concerning conversion between datum, which your local surveyor may be able to explain, this exception only applies in southern Louisiana.

By-David Hiegel, CFM, FEMA Region VI

LFMA

LFMA

The Louisiana Floodplain Management Associations 2013 Fall Workshop was Sponsored by St. Bernard Parish Government on October 25, 2013

Rick Foster, CFM, Building Official for the City of Denham Springs , discussed flood resistant construction at the workshop.

Ms. Melissa Daigle with the Louisiana Sea Grant Law & Policy Program, provided updates to the Biggert - Waters Act of 2012 at the workshop.

For Information about joining the Louisiana Floodplain Association go to www.lfma.org

Guidelines for the Construction of Small Accessory Structures **Without** Elevating the Floor Level to Base Flood Elevation (BFE) and Satisfying the NFIP Standards

There are two acceptable methods for permitting accessory structures with the lowest floor elevation below the base flood elevation.

1. Variance per FEMA Technical Bulletin 7 (Wet Floodproofing Requirements)
2. Being specifically defined and allowed within the Flood Damage Prevention Ordinance (FDPO). Please note that changes to the FDPO must be reviewed and approved by FEMA. It is recommended that FEMA Region VI be consulted before FDPO are proposed or enacted.

A / AE Zone Requirements

- Accessory structures must be located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure.
- Used solely for limited parking and small, low cost storage, and not for human habitation.
- The structure must be no larger than 600 sq. ft.
- Bathrooms are not allowed.
- Floodway regulations apply.
- Wet Floodproofing requirements apply.
- Must be built with flood-resistant materials below the BFE.
- Any mechanical, electric, or other utility must be elevated to or above the BFE or floodproofed.
- Accessory structures must be anchored to prevent flotation.
- Unfinished on the interior walls

Sources

- 2008 LA Floodplain Desk Reference
- FEMA Technical Bulletins 1,2,5,6,7

The accessory building size requirements are what FEMA Region VI and LADOTD consider small and low cost.

V / VE Zone Requirements

- Accessory structures must be located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure.
- Used solely for limited parking and small, low cost storage, and not for human habitation.
- The structure must be no larger than 100 sq. ft.
- Bathrooms are not allowed.
- Unfinished on the interior walls
- Must be built with flood-resistant materials below the BFE.
- Detached garages are not allowed.
- Any mechanical, electric, or other utility must be elevated at or above the BFE or floodproofed.
- Accessory structures must be anchored to prevent flotation.
- Must be designed and anchored to resist wind loads.
- Must consider the possible loss of the structure as debris and how it will affect other adjacent structures.

Announcement: New Version of FIRMette - Desktop Available

The Customer and Data Services team at Risk MAP is pleased to announce the launch of FIRMette – Desktop version 3.2.3, which is now available for download from the Map Service Center at http://msc.fema.gov . The FIRMette – Desktop application provides greatly expanded functionality over the FIRMette – Web tool. Key features include:

- A customized method for users to access FEMA-provided mapping images
- The ability to query the FEMA Letters of Map Change (LOMC) Database
- Tools to generate flood map images with various levels of focus and fidelity
- Offline functionality enables users to work with previously downloaded documents and data

This latest release addresses known issues and enhances application functionality.

If you have any questions about this release, please contact the FEMA Map Information eXchange at 1-877-FEMA MAP (1-877-336-2627).

Be looking for the announcement for the 2014, LFMA annual conference on the Louisiana Floodplain Management Association website, www.lfma.org . Details will be posted as they become available. The conference will be held next spring in Lake Charles.

Merry Christmas

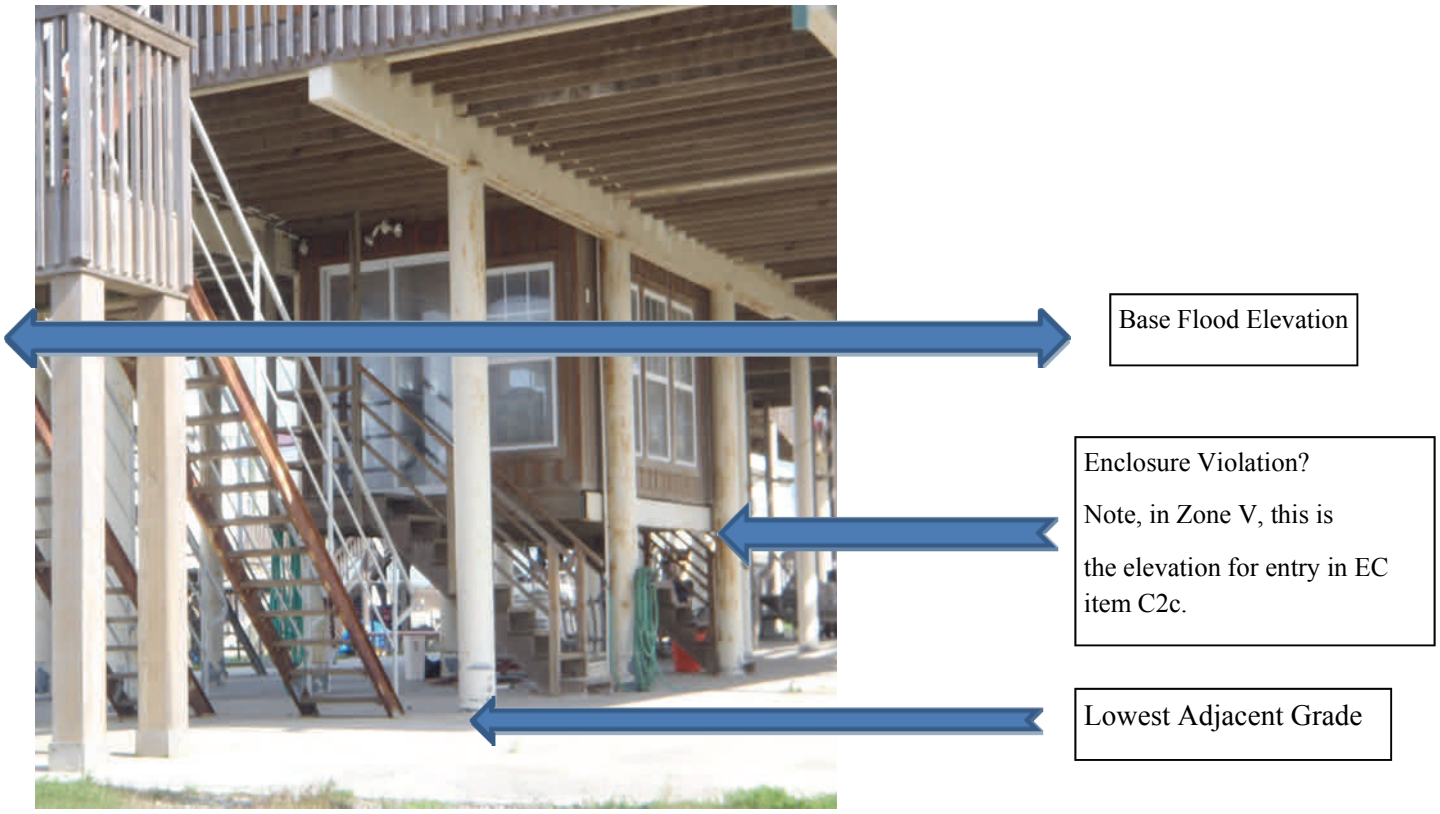
Cindy, Pam, Susan & Rodney

Floodplain Management Photo Quiz:

By: David Hiegel,

FEMA Region VI

True or False? This is a NFIP Violation.



Answer: True in Zone V/VE False* in Zone A/AE

False in Zone A/AE assumes existence of appropriate wet floodproofing techniques; openings, flood damage resistant materials, etc.

What construction standards for residential storage in flood Zone VE are appropriate and compliant with NFIP standards? Please allow me to explain:

Non– supporting breakaway wall enclosures below elevated structures are acceptable.

Such enclosed space shall be useable solely for parking of vehicles, building access, or storage.

Breakaway wall certification is required.

There is no maximum size for such enclosures. Owners should be aware that the presence and size of the enclosure is a factor in setting the premium for a NFIP policy.

Continued on Page 7

Continued from page 6

⇒ Recognizing that residents may desire storage of items above the water level of high tides and frequent low-depth floods, we suggest free standing shelving or platforms in side of the above—mentioned breakaway– wall enclosures.

⇒ Please encourage the installation of flood vents to the breakaway walls in these cases; the vents will help mitigate damage from smaller flood events lacking wave action.

⇒ Per the free-of-obstruction requirement within 44 CFR 60.3 (e) (5), combined with the (e)(4) requirement that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level, it is not acceptable to have a framed floor " elevated enclosure". The NFIP Zone V regulations do not allow an above ground floor attached to the structure below the base flood elevation (BFE).

⇒ To clarify, the construction of the horizontal structural component of "elevated enclosures such as the photograph creates a NFIP violation for Zone VE. Furthermore, such cases are in violation of your Flood Damage Prevention Ordinance (FDPO).

⇒ Storage buildings which are elevated on piers, if larger than the small accessory structure mentioned in the next bullet, must be permitted as a structure for which standard permitting requirements, including elevations to the BFE.

⇒ Small accessory buildings in Zone VE, according to NFIP guidance in FEMA Technical Bulletin # 5—Free-of-Obstruction Requirements, " should be limited to low-cost and small structures such as metal, plastic, or wooden sheds that are "disposable." Guidance available from the NFIP suggest the term "small" means less than or equal to 100 square feet in size, and "low cost" means $1000 or less. Some states and communities recommend other values.

⇒ Detached garages, such as those typically built for single homes or for multi-family structures, are too large and too costly to be considered accessory structures that may be allowed below the BFE. Therefore, detached garages must be properly elevated on piles or columns and comply with other requirements for structures in V Zones.

⇒ This guidance is based on information in FEMA Technical Bulletins #5 and #9. FEMA Region VI and LADOTD Floodplain Management Section hope this is helpful. Please call if you have any questions.

MER ROUGE

The name is French for "Red Sea".

The State Coordinating Office of the National Flood Insurance Program would like to introduce and welcome **Rodney Smith** to our team. Rodney has been involved in floodplain management for 30 years. He brings with him a wealth of knowledge.

Our goal is flood loss reduction . . .

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