

CITY OF TUTTLE ORDINANCE NO. 2005 - 10

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF TUTTLE, OKLAHOMA, AMENDING THE PROVISIONS OF CHAPTER 4, ARTICLE 2, SECTION 4-20, PARAGRAPH 10 OF THE CODE OF ORDINANCES OF THE CITY OF TUTTLE BY ADOPTING NEW FLOOD PLAIN MAPS AS UPDATED TO BE EFFECTIVE ON THE 19TH DAY OF APRIL, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; PROVIDING FOR SEVERABILITY AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TUTTLE, STATE OF OKLAHOMA:

Section 1. That **CHAPTER 4, ARTICLE 2, SECTION 4-20, PARAGRAPH 10** of the Code of Ordinances of the City of Tuttle, Oklahoma, is hereby amended and shall henceforth read as follows:

“10. Building Permit applications for development, location, demolition or alteration within delineated "Flood Hazard Areas" (as shown on the community's Official Flood Hazard Boundary Map (FHBM) and Flood Insurance Rate map (FIRM) Numbered 4004430001B through 4004430013B, inclusive, and dated to be effective on the 19th day of April, 2005, which are hereby adopted by reference as if set out fully herein), shall be reviewed by the Municipal Building Inspector to ensure that all of the following requirements are met:

a. All building sites shall be reasonably safe from flooding: If a proposed building site is in a flood-prone area, all new construction and substantial improvement (including the placement of prefabricated buildings and mobile homes) shall:

(1) Be designed, modified and/or adequately anchored to prevent flotation, collapse or lateral movement of the structure; all manufactured housing to be placed within zone A on a community's Flood Hazard Boundary map (FHBM) shall be anchored by providing over-the-top and frame ties to ground anchors; over-the-top ties shall be provided at each of the four (4) corners of the mobile home, with two (2) additional ties per side at intermediate points, and manufactured homes less than fifty (50) feet long requiring one (1) additional tie per side; frame ties shall be provided at each corner of the home, with five (5) additional ties per side at intermediate points, and manufactured homes less than fifty (50) feet long requiring four (4) additional ties per side; all components of the anchoring system shall be capable of carrying a force of four thousand, eight hundred (4,800) pounds; and additions to the manufactured home shall be similarly-anchored;

(2) Be constructed with materials and utility equipment resistant to flood damage;

(3) Be constructed by methods and practices that minimize flood damages; and

(4) Be constructed with electrical, heating, plumbing, ventilation and air conditioning equipment and other service facilities that are designed and/or located to prevent water from entering or accumulating within the components during conditions of flooding.

b. All new and replacement water supply systems within flood-prone areas shall be designed to minimize or eliminate infiltration of flood -waters into the systems.

c. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood -waters into the systems and discharges from the systems into flood waters.

d. On-site waste disposal systems within flood-prone areas shall be located to avoid impairment to them, or contamination from them, during flooding.

e. The municipal Building Inspector shall utilize all available one hundred (100) year flood elevation data to review Building Permit applications, and shall require that all applications for development within a flood-prone area be accompanied by (1) the elevation of the lowest habitable floor (including basement) of all new or substantially improved structures; and (2) a certificate signed by a registered professional engineer or architect, stating that the flood-proofing methods to be utilized are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the one hundred (100) year flood, and indicating the specific elevation to which the structure will be flood-proofed. New construction and substantial improvements, with 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:

(1) A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided;

(2) The bottom of all openings shall be no higher than one (1) foot above grade; and

(3) Openings may be equipped with screens, louvers, valves or other coverings or devices; provided, that, they permit the automatic entry and exit of floodwaters.

f. All new construction or substantial improvement of residential structures within Zones AI-30 on the Municipality's Flood Insurance Rate Map (FIRM) shall have the lowest floor, including basement, elevated one (1) foot above the level of the one hundred (100) year flood.

g. Within zones AI-30 on the Municipality's Flood Insurance Rate Map (FIRM), all manufactured housing not in a park or subdivision, all new manufactured housing parks and subdivisions, all expansions to existing manufactured housing parks and subdivisions, and all repairs, reconstruction or improvement of streets, utilities and/or pads in existing manufactured housing parks or subdivisions, shall be located, developed, expanded or improved according to the following criteria:

(1) All manufactured housing shall be placed, or be capable of being placed, on compacted fill or on pilings so that the lowest floor of the home will be one (1) foot above the level of the one hundred (100) year flood;

(2) All lots shall have adequate provisions for surface drainage and access; and

(3) All manufactured housing to be elevated on pilings shall (a) be placed on lots large enough to permit steps, (b) provide for piling foundations to be placed in stable or

stabilized soils, no more than ten (10) feet apart, and (c) provide for reinforcement of piers more than six (6) feet above ground level.

h. All new construction or substantial improvement of residential structures located within any AO (Area of Shallow Flooding) Zone, as shown on the Municipality's Flood Insurance Rate Map (FIRM), shall have the lowest floor, including basement, elevated above the highest adjacent grade or the crown of the nearest street, one (1) foot above the depth number specified for the area on the Municipality's Flood Insurance Rate Map (FIRM) . Within Zone AH or AO, adequate drainage paths around structures on slopes shall be required.

i. All new construction or substantial improvement of non-residential structures within Zones A1-30 on the Municipality's Flood Insurance Rate Map (FIRM) shall:

(1) Have the lowest floor, including basement, elevated one (1) foot above the level of the one hundred (100) year flood; or

(2) Be designed, together with attendant utility and sanitary facilities, so that, below the level of the one hundred (100) year flood, the structure is watertight, with walls substantially impermeable to the passage of water, and contains structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

j. All new construction or substantial improvement of non-residential structures within any AO (Area of Shallow Flooding Zone) on the community's Flood Insurance Rate Map (FIRM) shall:

(1) Have the lowest floor, including basement, elevated above the highest adjacent grade or the crown of the nearest street, one (1) foot above the depth number specified on the Municipality's Flood Insurance Rate Map (FIRM).

(2) Be completely flood-proofed, along with attendant utility and sanitary facilities, to one (1) foot above the depth number specified on the Municipality's Flood Insurance Rate Map (FIRM), so that any space below that level is watertight, with walls substantially impermeable to the passage of water, and contains structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; or

(3) Be required to include, within zones AH or AO, adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

k. The requirements of this Chapter shall also be in effect for Building Permit applications for development located within any A99 zones on the Municipality's Flood Insurance Rate Map (FIRM).

1. Floodways, as designated on the Municipality's Official Flood Hazard Boundary Map (FHBM), are hazardous areas due to (a) the velocity of flood waters which carry debris and potentially damaging projectiles, and (b) the creation of severe erosion problems; the following provisions apply within designated Floodway areas:

(1) Encroachments are prohibited, including fill, new construction, substantial improvements and other developments, unless certification by a professional registered

engineer or architect is provided, demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge.

(2) If the provisions of Subsection (1) (above) are satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this Code of Ordinances.

Section 2. IF ANY SECTION, SUBSECTION, SUBDIVISION, PARAGRAPH, SENTENCE, CLAUSE OR PHRASE IN THIS ORDINANCE, OR ANY PART THEREOF, IS FOR ANY REASON HELD TO BE UNCONSTITUTIONAL OR INVALID OR INEFFECTIVE BY ANY COURT OF COMPETENT JURISDICTION, SUCH DECISION SHALL NOT AFFECT THE VALIDITY OF EFFECTIVENESS OF THE REMAINING PORTIONS OF THIS ORDINANCE OR ANY PART THEREOF.

Section 3. IT BEING IMMEDIATELY NECESSARY FOR THE PRESERVATION OF THE PUBLIC HEALTH, PEACE AND SAFETY OF THE CITIZENS OF THE CITY OF TUTTLE, OKLAHOMA THAT AN EMERGENCY BE DECLARED.

WHEREFORE, AN EMERGENCY IS HEREBY DECLARED TO EXIST AND THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT IMMEDIATELY UPON ITS PASSAGE, APPROVAL AND PUBLICATION.

ADOPTED AND APPROVED THIS 14th DAY OF MARCH, 2005.

MAYOR

ATTEST:

CITY CLERK
(SEAL)