

A BILL FOR AN ORDINANCE AMENDING) CHAPTER 18.24, BASE FLOOD AREAS, OF) THE LEBANON MUNICIPAL CODE) CONCERNING FLOOD PREVENTION) CONTROL)	Ordinance Bill No. <u> 37 </u> For 2006
	Ordinance Number <u> 2728 </u>

WHEREAS, the City of Lebanon has adopted provisions for the control and prevention of flooding; and

WHEREAS, it is necessary for the ordinances of the City to comply with and be consistent with state and federal regulations; and

WHEREAS, the City has reviewed its ordinances with the U.S. Department of Homeland Security and desires to make amendments to the City code to come into compliance with federal law and definitions.

NOW, THEREFORE, THE CITY ORDAINS AS FOLLOWS:

Section 1. Lebanon Municipal Code Section 18.24.020 is hereby amended to read as follows:

18.24.020 Residential construction.

A. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to a *minimum of one foot above* [or above] *the* base flood elevation.

B. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or 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 must meet or exceed the following minimum criteria:

1. 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.
2. The bottom of all openings shall be no higher than one foot above grade.
3. Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.

Section 2. Lebanon Municipal Code Section 18.24.030 is hereby amended to read as follows:

18.24.030 Nonresidential construction.

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

- A. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
- B. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of [buoyance] *buoyancy*;
- C. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this section based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 18.16.060;
- D. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in Section 18.24.020(B);
- E. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g., a building constructed to the base flood level will be rated as one foot below that level).

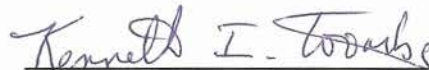
Section 3. Lebanon Municipal Code Section 18.24.040 is hereby amended to read as follows:

18.24.040 Manufactured Homes.

All manufactured homes to be placed or substantially improved within zones A 1-30, AH and AE shall 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 18.24.020(B). (Ord. 2017 § 1(5.2-3), 1987).

Section 4. All other definitions contained in Chapter 18.24, unless deleted or amended by this ordinance, shall remain in effect.

Passed by the Lebanon City Council this 13th day of December, 2006
by a vote of 6 for and 0 against.



Kenneth I. Toombs, Mayor

ATTEST:



Linda Kaser, City Clerk / Recorder