

Ordinance 02-14

An amendment of City of Weston Lakes ordinance 05-09, approved on March 24, 2009 and adopted on April 1, 2009, approving and adopting the City of Weston Lakes (the City) floodplain management program and regulations to minimize flood losses, to promote the public health and safety of the citizens of the City, to establish procedures for the permitting of construction within the flood plain, and to make eligible the citizens residing within the floodplain for the FEMA managed National Flood Insurance Program.

ARTICLE 3 Amended

GENERAL PROVISIONS

SECTION B. BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD Amended

The areas of special flood hazard identified by the Federal Emergency Management Agency in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Fort Bend County and Incorporated Areas," April 2, 2014, with accompanying Flood Insurance Rate Map (FIRM) dated April 2, 2014, and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance.

ARTICLE 5

PROVISIONS FOR FLOOD HAZARD REDUCTION

SECTION B. SPECIFIC STANDARDS Amended

In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) Article 3, Section B, (ii) Article 4, Section B (8), or (iii) Article 5, Section C (3), the following provisions are required:

(1) **Residential Construction Amended**- new construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to or 24 inches above the base flood elevation or natural grade whichever is greater. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in Article 4, Section C (1) a., is satisfied.

(2) **Nonresidential Construction – Amended** new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level, **or 24 inches above natural grade whichever is greater**, or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.

(4) **Manufactured Homes Amended**

(a) **Amended** Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must have **the bottom of the I-beam elevated to 24 inches above base flood elevation or natural grade whichever is greater**, and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

(b) **Amended** Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that **the bottom of the I-beam** the manufactured home is elevated to **24 inches above the base flood elevation**, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement

(c) **Amended** Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are

not subject to the provisions of paragraph (4) of this section be elevated so that either:

(i) Amended the lowest floor of the manufactured home is 24 inches above the base flood elevation, or

SECTION H. CERTIFICATION OF ADOPTION

APPROVED: /s/ Mary Rose Zdunkewicz
Mayor Mary Rose Zdunkewicz

PASSED: March 25, 2014
(adoption date)

ORDINANCE BECOMES EFFECTIVE: 2 April 2014



I, the undersigned, Jennie McJunkin, City Secretary do hereby certify that the above is a true and correct copy of an ordinance amendment duly adopted by the Weston Lakes City Council, at a regular meeting duly convened on March 25 2014.

/s/ J. McJunkin
City Secretary

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