

NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY FLOODPLAIN MANAGEMENT REGULATIONS REVIEW CHECKLIST

Community Effingham County C.I.D. 130076 State Georgia

Reviewed by: Wingo Date of Review: 03/16/2023

Community Floodplain Management Regulations Reviewed by (circle one): FEMA State Other: (Agency Name) State Georgia

Reviewer's Determination: / / The floodplain management regulations are compliant. // The floodplain management regulations are not compliant.

Approved by: _____ (FEMA only) Date of Approval: ___/___/___

The "Item Description" is a synopsis of the regulatory requirement and should not be construed as a complete description. Refer to the actual language contained in the National Flood Insurance Program Floodplain Management Regulations at Title 44 Code of Federal Regulations (CFR) Part 59 and 60 for the complete description of the required minimum criteria. Below the "Level of Regulations" column, you can indicate whether the community ordinance meets or exceeds the respective provision in the non-shaded areas.

Item Description (Section reference to the NFIP Regulations follows)	Applicable Ordinance Section/Comments
1. Citation of Statutory Authority	Sec. 34-1
2. Purpose section citing health, safety, and welfare reasons for adoption.	Sec. 34-3
3. Lands to which this ordinance applies	34-6
4. Adopt or reference correct Map and date. [60.3(b)] (If the community has an automatic adoption provision in its ordinance, is it valid?)	34-7, auto-adopt
5. Adopt or reference correct Flood Insurance Study and date. [60.3(c), (d), and/or (e)] (If the community has an automatic adoption provision in its ordinance, is it valid?)	34-7; auto-adopt
6. Framework for administering the ordinance (including permit system, establishment of the office for administering the ordinance, record keeping, etc.).	34-8 34-46
7. Abrogation and Greater Restriction section. (e.g., This Ordinance shall not in any way impair/remove the necessity of compliance with any other applicable laws, ordinances, regulations, etc. Where this Ordinance imposes a greater restriction, the provisions of this Ordinance shall control.)	34-10
8. Disclaimer of Liability section advising that the degree of flood protection required by the ordinance is considered reasonable but does not imply total flood protection.	34-12
9. Adequate enforcement provisions (including a violation and penalty section specifying actions the community will take to assure compliance).	34-13

NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY FLOODPLAIN MANAGEMENT REGULATIONS REVIEW CHECKLIST

Community Effingham County C.I.D. 130076 State Georgia

Reviewed by: Wingo Date of Review: 03/16/2023

Item Description (Section reference to the NFIP Regulations follows)	Applicable Ordinance Section/Comments
10. Require permits for all proposed construction or other development including placement of manufactured homes to determine whether such construction or development is in a floodplain. [60.3(a)(1)]; 60.3(A) Communities Only	34-8
11. Require permits for all proposed construction and other development within SFHAs. [60.3(b)(1)]; 60.3(B-E) Communities	34-47
12. Assure that all other State and Federal permits are obtained. [60.3(a)(2)]c(2)	34-49(2)
13. Review permits to assure sites are reasonably safe from flooding and require for new construction and substantial improvements in flood-prone areas [60.3(a)(3)]:	34-49(3)
14. In A Zones, in the absence of FEMA BFE data and floodway data, obtain, review, and reasonably utilize other BFE and floodway data as a basis for elevating residential structures to or above the base flood level, and for floodproofing or elevating non-residential structures to or above the base flood level. [60.3(b)(4)]	34-49(4)
15. Where BFE data are utilized in Zone A, obtain and maintain records of the lowest floor elevations for new and substantially improved construction. [60.3(b)(5)]	34-49(5)
16. Where BFE data are utilized in Zone A, obtain and maintain records of the floodproofing elevations for new and substantially improved construction. [60.3(b)(5)]	34-49(6)
17. In riverine areas, notify adjacent communities of watercourse alterations and relocations. [60.3(b)(6)]	34-49(9)
18. Maintain the carrying capacity of an altered or relocated watercourse. [60.3(b)(7)]	34-49(10)
19. Anchoring (including manufactured homes) to prevent flotation, collapse, or lateral movement of the structure. [60.3(a)(3)(i)]	34-81(1)
20. Use of flood-resistant materials. [60.3(a)(3)(ii)]	34-81(2)
21. Construction methods and practices that minimize flood damage. [60.3(a)(3)(iii)]	34-81(3)
22. Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are used solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing the entry and exit of floodwaters in accordance with the specifications in 60.3(c)(5). (Openings requirement)	34-81(4)

NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY FLOODPLAIN MANAGEMENT REGULATIONS REVIEW CHECKLIST

Community Effingham County C.I.D 130076 State Georgia

Reviewed by: Wingo Date of Review: 03/16/2023

Item Description (Section reference to the NFIP Regulations follows)	Applicable Ordinance Section/Comments
23. (d) Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities designed and/or located to prevent water entry to accumulation. [60.3(a)(3)(iv)]	34-81(5)
24. Require all manufactured homes to be elevated and anchored to resist flotation, collapse, or lateral movement. [60.3(b)(8)]	34-81(6) 34-82.(3).c
25. Require new and replacement water supply systems to be designed to minimize or eliminate infiltration. [60.3(a)(5) and 60.3(a)(6)]	34-81(7)
26. Require new and replacement sanitary sewage systems to be designed to minimize or eliminate infiltration. [60.3(a)(5) and 60.3(a)(6)]	34-81(8)
27. Require onsite waste disposal systems be designed to avoid impairment or contamination. [60.3(a)(6)(ii)]	34-81(9)
28. Require all new and substantially improve residential structures within AE and AH Zones have their lowest floor (including basement) elevated to or above the Base Flood Elevation. [60.3(c)(2)]	34-82(1)
29. Require that new and substantially improved non-residential structures within AE and AH Zones have their lowest floor elevated or floodproofed to or above the Base Flood Elevation. [60.3(c)(3)]	34-82(1) 34-82(2)
30. Require that for floodproofed non-residential structures, a registered professional engineer/architect certify that the design and methods of construction meet requirements at 60.3(c)(3)(ii). [60.3(c)(4)]	34-82(2)
31. Require that manufactured homes placed or substantially improved within AE and AH Zones, which meet one of the following location criteria, to be elevated such that the lowest floor is to or above the Base Flood Elevation and be securely anchored: (i) outside 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; (iv) on a site in an existing park which a manufactured home has incurred substantial damage as a result of a flood. [60.3(c)(6)]	34-82.(3).a
32. In AE and AH Zones, require that manufactured homes to be placed or substantially improved in an existing manufactured home park to be elevated so that: (i) the lowest floor is at or above the Base Flood Elevation; OR	34-82.(3).b

NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY FLOODPLAIN MANAGEMENT REGULATIONS REVIEW CHECKLIST

Community Effingham County C.I.D 130076 State Georgia

Reviewed by: Wingo Date of Review: 03/16/2023

Item Description (Section reference to the NFIP Regulations follows)	Applicable Ordinance Section/Comments
(ii) the chassis is supported by reinforced piers no less than 36 inches in height above grade and securely anchored. [60.3(c)(12)]	
33. In AE and AH Zones, all recreational vehicles to be placed on a site must (i) be elevated and anchored; OR (ii) be on the site for less than 180 consecutive days; OR (iii) be fully licensed and highway ready. [60.3(c)(14)]	34-82.(3).d
34. Designate a regulatory floodway which will not increase the Base Flood level more than 1 foot. [60.3(d)(2)]	34-82.(4)
35. In a regulatory floodway, prohibit any encroachment, unless hydrologic and hydraulic analyses prove that the proposed encroachment would not cause an increase in flood levels during the Base Flood discharge. [60.3(d)(3)]	34-82.(4).a
36. Until a regulatory floodway is designated, no encroachment may increase the Base Flood level more than 1 foot.[60.3(c)(10)]	34-83.(2) 34-84(1)
37. In AO Zones, require that new and substantially improved <u>residential</u> structures have their lowest floor (including basement) to or above the highest adjacent grade at least as high as the FIRM's depth number. [60.3(c)(7)]	34-85(1)
38. In AO Zones, require new and substantially improved non-residential structures have their lowest floor elevated or completely floodproofed above the highest adjacent grade to at least as high as the depth number on the FIRM. [60.3(c)(8)]	34-85(1) 34-85(2)
39. In Zones AO and AH, require drainage paths around structures on slopes to guide water away from structures. [60.3(c)(11)]	34-85(3)
40. In VE Zones, obtain and maintain the elevation of the bottom of the lowest horizontal structural member of the lowest floor of all new and substantially improved structures. [60.3(e)(2)]	NA
41. All new construction must be landward of mean high tide. [60.3(e)(3)]	NA
42. In VE Zones, require that all new construction and substantial improvements: Are elevated and secured to anchored pilings or columns so that the bottom of the lowest horizontal structural member is at or above the Base Flood Elevation. [60.3(e)(4)]	NA
43. A registered professional engineer/architect certify that the design and methods of construction meet elevation and anchoring requirements at 60.3(e)(4)(i) and (ii). [60.3(e)(4)]	NA

NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY FLOODPLAIN MANAGEMENT REGULATIONS REVIEW CHECKLIST

Community Effingham County C.I.D. 130076 State Georgia

Reviewed by: Wingo Date of Review: 03/16/2023

Item Description (Section reference to the NFIP Regulations follows)	Applicable Ordinance Section/Comments
44. Have the space below the lowest floor either free of obstruction or constructed with breakaway walls. Any enclosed space shall be used solely for parking, building access, or storage. [60.3(e)(5)]	NA
45. Prohibit use of fill for structural support. [60.3(e)(6)]	MA
46. Prohibit alterations of sand dunes and mangrove stands, which would increase potential flood damage. [60.3(e)(7)]	NA
47. Require that manufactured homes placed or substantially improved within VE Zones, which meet one of the following location criteria, meet the V Zone standards in 60.3(e)(2) through (e)(7): (i) outside 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; (iv) on a site in an existing park which a manufactured home has incurred substantial damage as a result of a flood. [60.3(e)(8)]	NA
48. In VE Zones, require that manufactured homes to be placed or substantially improved in an existing manufactured home park to be elevated so that the lowest floor is at or above the Base Flood Elevation; OR the chassis is supported by reinforced piers that are not less than 36 inches in height above grade and securely anchored. [60.3(e)(8)(iv)]	NA
49. In VE Zones, all recreational vehicles to be placed on a site must: (i) be elevated and anchored; OR (ii) be on the site for less than 180 consecutive days; OR (iii) be fully licensed and highway ready. [60.3(e)(9)]	NA
50. Review subdivision proposals and other development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding [60.3(a)(4)].	34-49.(3)
51. If a subdivision or other development proposal is in a flood-prone area, assure that: Such proposals minimize flood damage. [60.3(a)(4)(i)]	34-86.(1) See Comments
52. Public utilities and facilities are constructed so as to minimize flood damage. [60.3(a)(4)(ii)]	34-86.(2)
53. Adequate drainage is provided. [60.3(a)(4)(iii)]	34-86(3)

NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY FLOODPLAIN MANAGEMENT REGULATIONS REVIEW CHECKLIST

Community Effingham County C.I.D. 130076 State Georgia

Reviewed by: Wingo Date of Review: 03/16/2023

Item Description (Section reference to the NFIP Regulations follows)	Applicable Ordinance Section/Comments	
54. Require base flood elevation data for subdivision proposals or other developments greater than 50 lots or 5 acres. [60.3(b)(3)]	34-86(4)	
55. Variance section with evaluation criteria and insurance notice. [60.6(a)]	34-50	
56. Definitions: [59.1]	Sec. 34-5 Please see comments for: Building Elevated Building	
<input checked="" type="checkbox"/> Appeal		<input checked="" type="checkbox"/> Highest adjacent grade
<input checked="" type="checkbox"/> Area of Special Flood Hazard		<input checked="" type="checkbox"/> Historic Structures
<input checked="" type="checkbox"/> Base Flood		<input checked="" type="checkbox"/> Lowest Floor
<input checked="" type="checkbox"/> Base Flood Elevation		<input checked="" type="checkbox"/> Manufactured Home
<input checked="" type="checkbox"/> Basement		<input checked="" type="checkbox"/> Manufactured Home Park or Subdivision
<input checked="" type="checkbox"/> Building		<input checked="" type="checkbox"/> New Construction/Existing Construction
<input checked="" type="checkbox"/> Development		<input checked="" type="checkbox"/> New Manufactured Home Park or Subdivision
<input checked="" type="checkbox"/> Existing manufactured home park or subdivision		<input checked="" type="checkbox"/> Recreational Vehicle
<input checked="" type="checkbox"/> Expansion to an existing manufactured home park/ subdivision		<input checked="" type="checkbox"/> Start of Construction
<input checked="" type="checkbox"/> Flood Insurance Rate Map		<input checked="" type="checkbox"/> Structure
<input checked="" type="checkbox"/> Flood Insurance Study		<input checked="" type="checkbox"/> Substantial Damage
<input checked="" type="checkbox"/> Floodproofing		<input checked="" type="checkbox"/> Substantial Improvement
<input checked="" type="checkbox"/> Floodway		<input checked="" type="checkbox"/> Violation
57. Severability section. (e.g., If any section, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court, the remainder of the ordinance shall not be affected.)	Section 1-6	
58. Effective Date: Adoption Date:	March 3, 2015	
59. Signature of Appropriate Official and Certification Official.	Municode	
60. Public hearing (State/local laws may require hearings) Publication (State/local laws may require public notices)		

Comments:

NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY FLOODPLAIN MANAGEMENT REGULATIONS REVIEW CHECKLIST

Community Effingham County C.I.D. 130076 State Georgia

Reviewed by: Wingo Date of Review: 03/16/2023

--Add "and/or Development Proposals" to title for Section 34-86 when possible

-Add "and shall be reasonably safe from flooding" to Section 34-86.(1) when possible

-Replace definition of "Building" with see structure when possible

-Remove "fill" from the definition for Elevated Building when possible

-For CRS communities, Section 34-82.(3).b should replace "or" with and so that the section reads:

Manufactured homes placed and/or substantially improved in an existing manufactured home park or subdivision may be elevated so that either:

1. The lowest floor of the manufactured home is elevated no lower than one foot above the level of the base flood elevation; **and**
2. The manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least an equivalent strength) of no less than 36 inches in height above grade.