



KAM K. MOVASSAGHI  
SECRETARY

# *Louisiana*



## ***FLOODPLAIN MANAGEMENT FACTSHEET***

Volume 16 - Number 4

September 2000

A Quarterly Report issued by the Louisiana Department of Transportation and Development  
Floodplain Management Regulations Section

### **IMPORTANT REMINDER!**

Effective October 1, 2000, anyone wishing to purchase a *new* flood insurance policy in a special flood hazard area (SFHA) will be required to submit the new FEMA Elevation Certificate. CRS communities are reminded that the new elevation certificate is the only certification form acceptable by your community.

The revised Elevation Certificate is now on the FEMA website. After accessing the website ([www.fema.gov](http://www.fema.gov)), click on **National Flood Insurance**, double click on **Flood Insurance Library**, then click on **Forms Room**. The very first item in the Forms Room is the Elevation Certificate.

For a brief summary of changes, please see Page 7 of this newsletter.

**CRS CORNER**

**Recertifications are due to FEMA Region VI ,  
800 North Loop 288, Denton, Texas 76201-3698  
OCTOBER 1 !!!!!!!**

**If you need any assistance please call us at (225) 274-4354**

## ARE YOU HAVING PROBLEMS WITH UN-PERMITTED MANUFACTURED HOMES?

The ease with which manufactured homes can be moved makes them a problem when it comes to enforcing your Flood Damage Prevention Ordinance. *Alyson Rodriguez of Tangipahoa Parish* tells of the Parish's approach to better regulating manufactured homes.

Attention Fellow Permit Offices:

Five days before Christmas... A customer walks into the permit office to obtain an electrical permit for power to a manufactured home. "I have my sewage approval and I'd like to get my lights on." After explaining to the lady that a flood determination would be made, she proceeded to tell us that the home was already moved and she was trying to get power on for Christmas. The flood determination showed zone A! She was very upset because of the delay, but called an engineer from our office to get a benchmark. After pleading, the engineer agreed to go out the next day. The Base Flood Elevation (BFE) fell 1 foot above the floor of the home! She was informed that she would have to raise the home before permits could be obtained. She then contacted the mover, who agreed to come out the next day. While jacking the home up, the home fell and cracked the frame destroying the plumbing and some interior walls! Needless to say, she didn't get her power on for Christmas.... or New Year's. The expenses added up and the suit filed against the mover is still in litigation!

*Case two...* Customer moves a manufactured home on a lot and comes to the Sanitation Department for sewage approval. Our parish has lot size requirements. His lot was too small for

sewage!!! When the lot was purchased, there was a manufactured home on it, which had been moved. Now the lot can't be used.

If you would like to avoid situations like these, you can do what we did.....

***Adopt a Moving Permit.*** No manufactured home or other structure over 10' x 10' can be moved without first obtaining a permit. Fees are .05 per square foot for new manufactured homes and \$25 for used, houses being moved are \$50. If caught without permit, a \$500 fine will be charged. This allows us to inform the owner of all parish laws and requirements. Flood determinations are made, sewage approvals are given, water and sewer tap-in fees are collected, and all other governing regulations are enforced before the home is placed on the property. Since this has been adopted, it has been working out great and the customers are being protected. We published the new requirement in the newspaper and letters were sent to all movers. If you are interested and would like a copy of our Ordinance or have questions call us at 504-542-2117. Good Luck!



### Did you know?

On June 25, 1969, **Metairie, Louisiana**, and Fairbanks, Alaska became the first communities to join the National Flood Insurance Program (NFIP).

## INTRODUCING.....

**David Hiegel**, FEMA Region VI. David has been assigned to the Louisiana area as a Natural Hazards Program Specialist. Below is a short bio on David. He can be contacted in Denton, Texas at (940) 898-5405 or email: [David.Hiegel@fema.gov](mailto:David.Hiegel@fema.gov). Please join the Louisiana Floodplain Management staff in welcoming David.

### Job Activities:

Consult, advise, and evaluate State and local governments concerning participation in the National Flood Insurance Program (NFIP). Conduct public meetings and training sessions to present factual information and promote flood hazard mitigation concepts.

### Personal:

David is originally from Little Rock, Arkansas. He worked in the mental health field several years before joining his brothers in a general contracting business during the 80s. As good constructors often go where the work is, David has lived in several locales: South Bend, IN; Lafayette, LA; New Orleans, LA; Little Rock, AR; Managua, Nicaragua (two years as a Peace Corps Volunteer); Savannah, GA; Georgetown, Guyana; and Denton, TX. Mr. Hiegel's favorite saying is "GO IRISH!"

### Education:

- ' Bachelor of Arts, Psychology, University of Notre Dame, South Bend, Indiana, January, 1983
- ' Master of Business Administration, City University, Bellevue, Washington, June 1997
- ' Master of Public Administration, City University, Bellevue, Washington, December 1997

### FEMA/Career History:

- ' Natural Hazards Program Specialist (floodplain mgmt.), FEMA, as of May 2000
- ' Floodplain Planner, State of Arkansas, March 1998 - May 2000
- ' Former Secretary, Board of Directors, Arkansas Floodplain Management Association
- ' Certified Floodplain Manager

## Quick Fact



Floods are more destructive than any other natural disaster. Each year, thunderstorms, melting snow, and hurricanes inflict more than \$4 billion in damage to homes and businesses along the nation's coastlines, lakes, and rivers.

## State Judge Upholds City's Floodplain Fill Restrictions

(excerpted from an article by Charlie Chapple in *The Times-Picayune*)

The legality of two Covington floodplain management ordinances, No. 98-24 and No. 98-25, was upheld in state court in May. Judge Larry Green of the Twenty-Second Judicial District Court for the Parish of St. Tammany dismissed the suit filed by the St. Tammany Homebuilder's Association against the City of Covington after listening to the Association's witnesses and reviewing the briefs submitted by the parties.

The St. Tammany Homebuilders Association argued that restrictions on the amount of fill permitted in flood zones A&B and commercial drainage detention requirements "did little to prevent flooding." The Association further asserted that the City's floodplain fill regulations violated the Fifth Amendment Takings Clause because their application substantially diminished the value of a person's property and did not substantially advance a legitimate state interest.

The City maintained that the purpose of the two ordinances is to reduce the risk of flooding by, first, maintaining the capacity of the 100-year floodplain to accommodate flood waters and, second, by controlling the rate of runoff from developments. Ordinance No. 98-24 limits the amount of fill that builders can use under the building's footprint to an average of twelve (12) inches for residential and twenty-four (24) inches for nonresidential construction in flood zones A & B, as identified on the community's flood insurance rate map (FIRM). Additionally, Ordinance No. 98-25 requires nonresidential developers in all flood zones to provide onsite storm water detention to reduce peak runoff to less than pre-development rates. The City successfully argued that these restrictions substantially advanced the legitimate state interest in curtailing flooding.

Witnesses, who testified for the Association, said the fill limitation forces new homeowners to build their houses on piers and beams at more than double the cost of a slab foundation built on fill.

According to the Association, "raised houses have a higher probability of damage due to rot, vapor, condensation and vermin infestation."

Mayor Keith Villere stated that the City was prepared to show that homes built off the ground, which blend with the architecture of older houses in Covington, actually have an increased value. As one example of this increased value, Villere stated that there are plans for two new subdivisions in Covington that call for homes built on piers, and these properties are not located in flood zones A&B.

Attorneys for the City moved for an involuntary dismissal of the Association's case before calling on City officials to defend the ordinances. They said the Association hadn't proved its case, noting that the City had issued hundreds of permits for residential and commercial construction since the ordinances were adopted. And the judge agreed.

Judge Green determined that the City's ordinances did not take away constitutional rights or violate any laws. Further, Judge Green found that "the amount construction might be increased is sufficiently not enough to amount to an unwarranted taking of property."

For more information and details of the two ordinances, those interested can contact the City of Covington Planning & Permits Department at (504) 898-4725 or e-mail [planner@cov.sstar.com](mailto:planner@cov.sstar.com). For more information regarding the legal aspects or defense of this case, please contact Lawrence Abbott or Paul Harrison of the law firm Abbott, Simses, Knister & Kuchler at (504) 568-9393 or e-mail [larry-abbott@abbott-simses.com](mailto:larry-abbott@abbott-simses.com) or [pharrison@abbott-simses.com](mailto:pharrison@abbott-simses.com)



**The Louisiana Floodplain Management Association and The Ascension Parish Council sponsor:**

Practical Information on the National Flood Insurance Program Workshop

Friday, October 6, 2000 at 8:30 am

Department of Public Works Auditorium

42077 Church Point Road, Gonzales, LA

**AGENDA**

8:30 am	Coffee and Donuts & Demonstration on How to Read a FIRM	
9:00 am	Welcome	<b>Harold Marchand</b> , Parish President Ascension Parish Council
9:05 am	Introduction	<b>Rod Emmer</b> , LFMA Executive Director
9:15 am	Community Rating System - The effort is worth it!	<b>Wayne Berggren</b> , Building Inspector, City of Mandeville
9:35 am	Floodplain Manager Certification - The benefits!	<b>Trey Fletcher</b> , Planner II, City of Lake Charles
9:55 am	<b>BREAK</b>	
10:05 am	V Zones - What's the Big Deal!	<b>Pam Sturrock</b> , Assistant Planning Director, Calcasieu Parish Police Jury
10:20 am	What can you really put below the BFE?	<b>Dennis Bergeron</b> , Technical Supervisor, City of Sulphur
10:40 am	Common Elevation Methods & Compliance	<b>Alyson Rodriguez</b> , Building Inspector, Tangipahoa Parish Council
11:00 am	Discussion & Questions	<b>Panel</b>
11:30 am	Adjourn	

Detach & Mail or Fax

<p><b>WORKSHOP: PRACTICAL INFORMATION ON THE NATIONAL FLOOD INSURANCE PROGRAM</b></p> <p>Date: Friday, October 6, 2000 Time: 8:30 A.M. to 11:30 A.M. Location: Ascension Parish Dept of Public Works Auditorium 42077 Church Point Road Gonzales, LA</p>	<p>Please complete &amp; Return to:</p> <p><b>Mr. Carl Robichaux</b> Ascension Parish Council 42077 Church Point Road Gonzales, LA 70737 PHONE: (225) 621-5730 FAX: (225) 632-5743 email: <a href="mailto:crobichaux@ascension.par.la.gov">crobichaux@ascension.par.la.gov</a></p> <p>Name _____</p> <p>Title _____</p> <p>Organization _____</p> <p>Physical Address _____</p> <p>Mailing Address _____</p> <p>Phone # _____</p>
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## FLOODPLAIN ADMINISTRATOR HEADACHES...

### How To?

In an effort to provide greater assistance to local floodplain officials, FEMA Region VI Mitigation Division in Denton, Texas will have a regular column in question and answer format concerning all aspects of floodplain management - regulation, insurance, ordinances, mapping, permitting, etc.

Please submit your questions to:

Ms. Janet Griffin

Floodplain Insurance Manager

Section 64

P. O. Box 94245

Baton Rouge, LA 70804-9245

or

email: [jgriffin@dotdmail.dotd.state.la.us](mailto:jgriffin@dotdmail.dotd.state.la.us)

**QUESTION:** A developer wishes to construct twelve new houses in my floodway. Do I have him submit one, or twelve, no-rise certificates?

**ANSWER:** Your floodway dilemma may be approached either of two ways. Either way, the engineer must consider the current existing conditions rather than what was mapped in the past. Remember, your floodplain is dynamic; you may even have to consider development done outside of your jurisdiction across the river.

So, twelve houses build simultaneously, you may require one no-rise certificate for the whole project.

Or, say twelve houses - one per month...each gets its own no-rise certificate. For #11, the engineer must take into account the existing conditions as contributed to by #1 through #10. The cumulative effects may at first glance doom no-rise certificate #11, but they may be able to design some channelization work into the project and still meet the no-rise criteria.

(Answer provided by: David Hiegel, FEMA Region VI, Mitigation Division)

## ATTENTION COASTAL COMMUNITIES

FEMA has completed the new Coastal Construction Manual effective September 2000. The new manual will be available in printed form and CD. The printed form, which consists of three volumes, is currently at the printers and should be ready for the first of October. The CD will be ready later this year. Because of the cost of printed copies, FEMA is limiting the availability of printed copies and requesting that the CD be used whenever possible.

To assist administrators in the use of the new information, the Emergency Management Institute (EMI) is conducting week long training sessions. The dates for *E386 - Residential Coastal Construction* are as follows: October 30 - November 3, 2000; March 12-16, 2001; and September 10-14, 2001. If you would like to attend one of these training sessions, you can contact this office at (225) 274-4354 for assistance.



## ASFPM WORKSHOP

The ASFPM, under a grant with EPA Office of Water, is conducting their fourth in a series of workshops designed to address watershed issues as they relate to river, floodplain and wetland restoration. This one will be held October 17-18, 2000 in Louisville, Kentucky at the Seelbach Hilton Hotel.

For a brochure with agenda and registration information you can check out the ASFPM website at <http://www.floods.org>.



**LFMA Golf Shirts**

Mr. Wayne Berggren, Chairman of the LFMA would like everyone to know that if you are interested in ordering a white golf shirt with green Louisiana Floodplain Management Association 2000 wording on it, you can fill out the following information and mail it, along with your check to:

LFMA  
P. O. Box 64725  
Baton Rouge, LA 70896

Name \_\_\_\_\_

Address \_\_\_\_\_

Shirt Size \_\_\_ Small \_\_\_ Medium \_\_\_ Large  
\_\_\_ X-Large \_\_\_ XX-Large

Each shirt costs \$25.00. The association will pay for the postage.



**THE "NEW" ELEVATION CERTIFICATE**

The "new" elevation certificate is new once again. The form was revised based on comments received from the FEMA Regions, surveyors, engineers, and architects. A brief summary of the changes are listed below:

Section C, Item C1 - This section was revised to indicate that "Finished Construction" should be selected only when all machinery and/or equipment such as furnaces, hot water heaters, heat pumps, air conditioners, and elevators and their associated equipment have been installed and the grading around the building is completed.

Section C, Item C3.e - This section clarifies that the elevation of the machinery, and/or

equipment that service the building such as furnaces, hot water heaters, heat pumps, air conditioners, and elevators and their associated equipment is required.

Section C, Item C3.f - This section clarifies that we need the lowest adjacent "finished" grade elevation.

Section C, Item C3.g - This section also clarifies that we need the highest adjacent "finished" grade elevation.

Section E2 - This section has been revised to allow the measurement to be established using the difference between the lowest floor and the natural grade, if available. Otherwise, they must use the finished grade.



**NFIP REGION VI AGENT/LENDER TRAINING**

The following is the tentative schedule for Agent/Lender training for year 2001. As the dates draw closer, you can check the FEMA website ([www.fema.gov](http://www.fema.gov)) for exact dates, times and locations.

Agent Training

January 16	Houma	Advanced Agent
January 17	Morgan City	Advanced Agent
January 18	Lake Charles	Advanced Agent
April 17	Baton Rouge	Advanced Agent
June 21	Monroe	Basic Agent

Lender Training

January 16	Houma
January 18	Lake Charles
April 17	Baton Rouge
June 21	Monroe



**Contacts in the  
Floodplain Management Section:  
(225) 274-4354**

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**Janet Griffin, Floodplain Insurance Manager  
and Editor  
Cindy O'Neal, Floodplain Insurance Analyst  
Sandra Batten, Floodplain Insurance Analyst  
Sue Blanchard, Floodplain Insurance Analyst**

**For those interested in being included on our  
mailing list for future copies of the  
*Factsheet*, please fill out the following infor-  
mation blank and mail it to the Dept. of  
Transportation and Development, Floodplain  
Management, Section 64, Post Office Box 94245,  
Baton Rouge, Louisiana 70804-9245 or fax to (225)  
274-4351.**

**The *LOUISIANA FLOODPLAIN  
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is published through assistance provided by  
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The contents do not necessarily reflect the  
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**NAME \_\_\_\_\_  
AGENCY \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_  
STATE & ZIP \_\_\_\_\_**

**Or send an E-Mail to:  
[jgriffin@dotdmail.dotd.state.la.us](mailto:jgriffin@dotdmail.dotd.state.la.us)**

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