

ORDINANCE NO. 87-03

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF RIDGECREST AMENDING THE RIDGECREST
MUNICIPAL CODE AS IT RELATES TO FLOOD
DAMAGE PREVENTION.

THE CITY COUNCIL OF THE CITY OF RIDGECREST ORDAINS as follows:

Section 1. Section 21-4 of the Ridgcrest Municipal Code is hereby amended and re-enacted to read as follows:

"Section 21-4. Definitions

For the purposes of this chapter, unless otherwise apparent from context, certain words and phrases used in this chapter are defined as follows:

- a. 'Area of special flood hazard' means the land in flood plain with the City subject to 1% or greater chance of flooding in any given year. This area is designated as Zones A, AO, AH, A1-30 on the Flood Insurance Rate Map (FIRM).
- b. 'Base Flood' means the flood having a 1% chance of being equaled or exceeded in any given year.
- c. 'Development' means any man made change to improved or unimproved real property, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.
- d. 'Flood' or 'flooding' means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters and/or the unusual or rapid accumulation of runoff of surface waters from any source.
- e. 'Flood Insurance Rate Map (FIRM)' means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
- f. 'Floodproofing' means any combination of structural and non-structural additions, changes or adjustments to non-residential structures which redo or eliminate flood damage to improved or unimproved property.
- g. 'Floodway' means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. The floodway is delineated on the Flood Boundary Floodway Map.
- h. 'Lowest Floor' means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage, in an area other than a basement area, is not considered a buildings lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.
- i. 'Manufactured Home' meaning is set forth in Title 9 of this Municipal Code provided, "Manufactured" includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days.
- j. 'Manufactured Home Park or Subdivision' shall have the meaning set forth in Title 9 of this Municipal Code.

- k. 'Start of Construction' means the date a building permit is issued, provided the actual construction, repair, reconstruction, placement or other improvement is within 280 days of the permit date. The actual start means either the first placement of permanent construction of a slab on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation such as clearing, grading and filling or does it include the installation of streets and walkways, or does it include excavation for a basement, footings, pilings, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure."

Section 2. Section 25-1 of the Ridgecrest Municipal Code is hereby amended and re-enacted to read as follow:

"Section 21-5. Permit Required

- a. A special permit shall be obtained before commencement of construction or development within any area of special flood hazard.
- b. An application for a special permit pursuant to this chapter shall be made on forms furnished by the Director of Public Works. Such application shall contain such information as is required by the Director of Public Works including but not limited to the following:
1. Proposed elevation in relation to mean sea level of the lowest habitable floor (including basement) of all structures; in Zone A0, the elevation of existing grade and proposed elevation of lowest floor of all structures;
 2. Proposed elevation in relation to mean sea level to which any structure will be floodproofed;
 3. Certification by a registered professional engineer or architect that the floodproofing methods for any non-residential structure meet the floodproofing criteria of the Federal Emergency Management Agency; and
 4. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
- c. The Director of Public Works shall review all applications for special permits under this chapter to determine whether the requirements of this chapter will be satisfied. He shall also review all applications to determine whether:
1. The site is reasonably safe from flooding;
 2. The proposed development adversely affects the flood carrying capacity of the area of special flood hazard. For the purposes of this chapter, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point.
 3. Flood discharge existing for a development of five or more parcels after construction is equal to or less than the flood discharge at the location prior to development. When base flood elevation data has not been provided, the Building Official shall obtain review and reasonably utilize any base flood elevation data available from the Federal, State or other source.
- d. The Chief Building Inspector shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, as criteria for requiring that new construction, substantial improvements, or other development comply with the requirements in Zone A."

Section 3. Section 21-6 of the Ridgecrest Municipal Code is hereby amended and re-enacted to read as follows:

"Section 21-6 Administration

- a. The Chief Building Inspector shall obtain and maintain for public inspection and make available as need for Flood Insurance Policy:
 1. The certified elevation of the lowest floor of any proposed residential structure;
 2. The floodproofing certification for non-residential construction;
 3. The elevation of proposed structures and pads for all final subdivision plans; and
 4. The anchoring certification required for manufactured homes.
- d. The Chief Building Inspector shall notify the California Department of Water Resources prior to approving any permit which would allow any alteration or relocation of the water course. Evidence of such notification shall be submitted to the Federal Emergency Agency. the Building Official shall also require that the flood carrying capacity of the altered or relocated portion of the water course is maintained."

Section 4. Section 21-7 of the Ridgecrest Municipal Code is hereby amended and re-enacted to read as follows:

"Section 21-7 Standards

In all areas of flood hazard, the following standards are required.

- a. Anchoring:
 1. All new construction and substantial improvements shall be anchored to prevent floatation, collapse or lateral movement of the structure.
 2. All manufactured homes placed within Zone A shall be installed using methods and practices which minimize flooding damage. For the purposes of this requirement, manufactured homes must be elevated 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 toes to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
 3. All new construction and substantial improvements in Zones V1-30 and VE, and Zone V, if base flood elevation data are available, shall be elevated on pilings and columns so that:
 - (i) the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level;
 - (ii) the pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the affects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a 1% chance of being equaled or exceeded in any given year (100 year mean year mean reoccurrence interval). a Registered Professional Engineer or architect shall develop or review the structural design, specifications and plans for the construction and shall certify that the design and methods of construction to be used are in accordance with the accepted standards of practice for meeting the provisions of this paragraph.
- b. Construction Materials and Methods:
 1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

2. All new construction and substantial improvements shall use methods and practices that minimize flood damage.
 3. All elements that function as a part of the structure, such as furnace, hot water heater, air conditioner, and so forth, shall be elevated to or above the base flood elevation or depth number specified on the FIRM.
 4. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- c. Elevation and Floodproofing:
1. New construction and substantial improvement of any structure shall have the lowest floor, including basement, elevated to or above the base flood elevation. Non-residential structures may meet the standards set forth in the next subsection. Upon completion of the structure, the elevation of the lowest floor including basement shall be certified by a Registered Professional Engineer of Surveyor or verified by the Chief Building Inspector that elevation requirements have been met.
 2. Non-residential construction shall either be elevated in conformity with the preceding sub-section or together with attendant utility and sanitary facilities:
 - (i) Be floodproof so that below the base flood level the structure is water tight with walls substantially impermeable to the passage of water;
 - (ii) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy, and;
 - (iii) Be certified by a Registered Professional Engineer or architect that the standards of this subsection are satisfied.
 3. Where a non-residential structure is intended to be made water-tight below the base flood level:
 - (i) A Registered Professional Engineer or architect shall develop and review structural design, specifications, and plans for construction, and shall certify that the design and methods of the construction are in accordance with the acceptance standards of practice for meeting the applicable provisions of this section.
 - (ii) A record of such certificates which includes the specific elevation (in relation to the mean sea level) to which structures are floodproofed shall be maintained with the Chief Building Inspector.
 4. For all new construction and substantial improvements, full enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior wall by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a Registered Professional Engineer or architect or must meet or exceed the following criteria: A minimum of two openings having a total net area of not less than 1 square inch for every square foot of the enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than 1 foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.
- d. Replacement water supply and sanitary sewerage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters. On site disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

- e. Various subdivision proposals shall identify the flood hazard area and the elevation of the base flood. All final subdivision plans shall provide the elevation of proposed structures and pads. If the site is filled above the base line, the final pad elevation shall be certified by a Registered Professional Engineer or Surveyor and such certification shall be provided to the Director of Public Works. All subdivision proposals shall be consistent with the need to minimize flood damage. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage and certification of compliance shall be provided by the developer.
- f. All manufactured homes to be placed or substantially improved within Zones A1-30, 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 is securely anchored to an adequately anchored foundation system in accordance with the provisions of this Municipal Code.
- g. No encroachments, including fill, new construction, substantial improvements and other developments shall occur within a floodway unless certification by a Registered Professional Engineer or architect is provided demonstrating that the encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge."

Section 5. Except as provided herein, the Ridgecrest Municipal code is hereby reaffirmed and readopted.

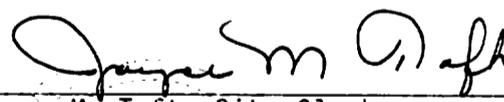
APPROVED AND ADOPTED this 4th day of February, 1987, by the following vote:

AYES: Mayor Mower, Councilmembers Pearson, Bergens, Corlett and Wiknich.
NOES: None.
ABSENT: None.
ABSTAIN: None.



Michael R. Mower, Mayor

ATTEST:



Joyce M. Taft, City Clerk

