

FLOODPLAIN MANAGEMENT ORDINANCE TOWN OF NORTHUMBERLAND

Pursuant to RSA 674: 57, by resolution of the Northumberland Board of Selectmen, all lands designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study for the County of Coos, NH" dated February 20, 2013, together with the associated Flood Insurance Rate Maps dated February 20, 2013, are declared to be part of the Town of Northumberland Flood Management Ordinance and are hereby incorporated by reference.

Item I. Definition of Terms:

Area of Special Flood Hazard is the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. The area is designated on the FIRM as Zone A and AE .

Base Flood means the flood having a one percent chance of being equaled or exceeded in any given year.

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Building – see structure.

Development means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

Flood or Flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) the overflow of inland or tidal waters, or
- (2) the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Elevation Study means an examination evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Flood Insurance Rate Map (FIRM) means the official map incorporated with this ordinance , on which the Federal Emergency Management Agency has delineated both the special hazard areas and the risk premium zones applicable to the community.

Flood Insurance Study – see Flood elevation study.

Flood Plain or Flood-Prone Area means any land area susceptible to being inundated by water from any source. See definition of Flooding.

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For flood plain management purposes, the term manufactured home also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. This includes manufactured homes located in a manufactured home park or subdivision.

Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

New Construction means, for the purposes of determining insurance rates, structures for which the “start of construction” commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, *new construction* means structures for which the *start of construction* commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

100-Year Flood – see Base Flood.

Recreational Vehicle means a vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory 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 a designated height .

Special Flood Hazard Area (See- Area of Special Flood Hazard).

Structure means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Start of Construction includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start date means either the first placement of permanent construction of a structure on a site, such as the pouring of 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; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the

service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

ITEM IV.

Where new or replacement water and sewer systems (including on-site systems) are proposed in special flood hazard areas, the applicant shall provide the Building Inspector with assurance that new and replacement sanitary sewage systems will be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding.

ITEM V.

For all new or substantially improved structures located in Zones A, or AE, the applicant shall furnish the following information to the Building Inspector:

- (a) The as-built elevation (in relation to NGVD) of the lowest floor (including basement) and include whether or not such structures contain a basement.
- (b) If the structure has been flood proofed, the as-built elevation (in relation to NGVD) to which the structure was flood proofed.
- (c) Any certification of flood proofing.

The Building Inspector shall maintain, for public inspection, and shall furnish such information upon request.

ITEM VI.

The Building Inspector shall review proposed developments to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. It shall be the responsibility of the applicant to certify these assurances to the Building Inspector.

ITEM VII.

In riverine situations, prior to the alteration or relocation of a watercourse, the applicant for such authorization shall notify the Wetlands Bureau of the New Hampshire Environmental Services Department and submit copies of such notification to the Building Inspector in addition to the copies required by RSA 483-A:3. Further, the

(i). Be flood proofed so that below the 100-year flood elevation, the structure is watertight with walls substantially impermeable to the passage of water;

(ii). Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and

(iii). 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 the provisions of this section;

c. All manufactured homes to be placed or substantially improved within special flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood level; and be securely 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;

d. Recreational vehicles placed on sites within Zones A and AE shall either (i) be on the site for fewer than 180 consecutive days; (ii) be fully licensed and ready for highway use; or (iii) meet all standards of Item II of this ordinance and the elevation and anchoring requirements for "manufacture homes" in Item VIII (2) (c) of this ordinance. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

e. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding are permitted providing the enclosed areas meet the following requirements: (1) the enclosed area is unfinished or flood resistant, useable for the sole purpose of parking of vehicles, building access or storage; (2) the area is not a basement; (3) 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: 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. The bottom of all openings shall be no higher than one foot above grade. Openings maybe equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters;

Amendments: March 13, 2012 by Town Vote

Amendment Procedure

Section 1 - The Board of Selectmen or Northumberland may amend any portion of this ordinance for any reason deemed necessary by the Town.

Duly Enacted and Ordained this 26th day of MARCH, 2012, by the Selectmen of the Town of Northumberland, Coos County, State of New Hampshire at a duly called and duly held session of said Board of Selectmen.

Town of Northumberland

By: _____

Amendment: March 13, 2012 by Town Vote

Amendment: December 3, 2012 adoption of FIRM (FEMA maps update)

Amendment Procedure

Section 1 - The Board of Selectmen or Northumberland may amend any portion of this ordinance for any reason deemed necessary by the Town.

Duly Enacted and Ordained this 3RD day of December, 2012,
by the Selectmen of the Town of Northumberland, Coos County, State of New
Hampshire at a duly called and duly held session of said Board of Selectmen.

Town of Northumberland

By:

Amendment: March 13, 2012 by Town Vote

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