

PROPOSED AMENDMENTS TO LANE COUNTY FLOODPLAIN CODES

LEGEND

-Black: NFIP and State minimum requirements. Language called out as “verbatim” can vary if needed. “Compliant” with State Model Code.

-Purple: required changes for Coastal High Hazard Areas map changes.

-Red: wording to match community specific information.

-Highlight Yellow code citation to add or amend.

Section	Required Ordinance Language	Verbatim/ Intent	Lane Code Action	Compliant (Y/N)
LC 16.244(6) Definitions and LC 10.271-27				
	Area of shallow flooding: A designated Zone AO, AH, AR/AO or AR/AH (or VO) on a community’s Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.	V	Add	N
	Area of special flood hazard: The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as Zone A, AO, AH, A1-30, AE, A99, AR (V, VO, V1-30, VE). “Special flood hazard area” is synonymous in meaning with the phrase “area of special flood hazard”.	V	Add	N
	Breakaway wall: Means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.	V	Add	N
	Coastal high hazard area: Means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources.	V	Add	N

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<p>LC 16.244(3) Lands to Which This Section Applies and LC 10.271-15</p>	<p>This ordinance shall apply to all Special Flood Hazard Areas (SFHA) within the jurisdiction of LANE COUNTY.</p>	<p>V</p>	<p>16.244(3) Not verbatim update</p>	<p>N</p>
<p>LC 16.244(3) Lands to Which This Section Applies and LC 10.271-15</p>	<p>The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled “The Flood Insurance Study (FIS) for “FLOOD INSURANCE STUDY FOR LANE COUNTY, OREGON UNINCORPORATED AREAS”, dated JUNE 2, 1999 AND JUNE 5, 2020, with accompanying Flood Insurance Rate Maps (FIRMs) are hereby adopted by reference and declared to be a part of this ordinance. The FIS and FIRM panels are on file at LANE COUNTY LAND MANAGEMENT DIVISION OFFICE IN THE CUSTOMER SERVICE CENTER.</p>	<p>V</p>	<p>16.244(3) Not verbatim update</p>	<p>N</p>
<p>LC 16.244(11) Specific Standards for Coastal High Hazard Flood Zones and LC 10.271-50</p>	<p>Located within Special Flood Hazard Areas (SFHA) established in LC 16.244(3) are Coastal High Hazard Areas, designated as Zones V1-V30, VE, V, or coastal A. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions of this ordinance and the State of Oregon Specialty Codes, the following provisions shall apply in addition to the general standards provisions in LC 16.244(11).</p>	<p>I, V</p>	<p>New Code Section</p>	<p>N</p>
<p>LC 16.244(11) Development Standards and LC 10.271-50</p>	<p>A. All new construction and substantial improvements in Zones V1-V30 and VE, V, and coastal A zones (where base flood elevation data is available) shall be elevated on pilings and columns such that: A. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is</p>	<p>V</p>	<p>New Code Section</p>	<p>N</p>

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	<p>elevated a minimum of one foot above the base flood level; and</p> <p>B. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval);</p> <p>B. 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 accepted standards of practice for meeting the provisions of section LC 16.244(11).</p> <p>C. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures and whether or not such structures contain a basement. The local administrator shall maintain a record of all such information in accordance with section LC 16.244(7)(f).</p> <p>D. Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated</p>			
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	<p>portion of the building or supporting foundation system. For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:</p> <ul style="list-style-type: none"> A. Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and B. If breakaway walls are utilized, such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation. C. Walls intended to break away under flood loads shall have flood openings that meet or exceed the criteria for flood openings in section LC 16.244(8)(d) Table 1. E. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Maximum wind and water loading values to be used in this determination shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). F. Prohibit the use of fill for structural support 			
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	<p>of buildings.</p> <p>G. All new construction shall be located landward of the reach of mean high tide.</p> <p>H. Prohibit man-made alteration of sand dunes which would increase potential flood damage.</p> <p>I. All structures, including but not limited to residential structures, non-residential structures, appurtenant structures, and attached garages shall comply with all the requirements of section LC 16.244(11). Floodproofing of non-residential structures is prohibited.</p>			
LC 16.244(11) Manufactured Dwellings and LC 10.271-50	<p>All manufactured dwellings to be placed or substantially improved within Coastal High Hazard Areas (Zones V, V1-30, VE, or Coastal A) shall meet the following requirements:</p> <p>A. Comply with all of the standards within section LC 16.212(11);</p> <p>B. The bottom of the longitudinal chassis frame beam shall be elevated to a minimum of one foot above the Base Flood Elevation (BFE); and</p> <p>C. Electrical crossover connections shall be a minimum of 12 inches above the BFE.</p>	V	New Code Section	N
LC 16.244(11) Recreational Vehicles and LC 10.271-50	<p>Recreational Vehicles within Coastal High Hazard Areas (Zones V, V1-30, VE, or Coastal A) shall either:</p> <p>A. Be on the site for fewer than 180 consecutive days, and</p> <p>B. Be fully licensed and ready for highway use, 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; or</p> <p>C. Meet the permit requirements of section 4.0</p>	V	New Code Section	N

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	and the requirements for manufactured homes in section LC 16.244(11) .			
LC 16.244(11) Tanks and LC 10.271-50	A. In coastal flood zones (V Zones or coastal A Zones) when elevated on platforms, the tank platforms shall be cantilevered from or knee braced to the building or shall be supported on foundations that conform to the requirements of the State of Oregon Specialty Code.	V	New Code section	N