

HAMPSHIRE COUNTY FLOODPLAIN ORDINANCE

INTENT IS TO:

Promote the general health, welfare and safety of the community.

Encourage the use of appropriate construction practices in order to prevent or minimize flood damage in the future.

Minimize danger to public health and safety by protecting water supply, sanitary sewage disposal, and natural drainage.

Reduce financial burdens imposed on the community, its governmental units and its residents, by preventing the unwise design and construction of development in areas subject to flooding.

AUTHORITY:

The Code of Federal Regulations, Title 44, Emergency Management and Assistance, Revised as of October 1, 2005. CFR 44 was adopted by Hampshire County, West Virginia for compliance with the National Flood Insurance Program.

ONE-HUNDRED YEAR FLOOD: (ONE-PERCENT FLOOD)

One-Hundred Year Flood is the *Base Flood* which means the flood having a one percent chance of being equaled or exceeded in any given year. The potential exists to have multiple one-percent floods in any given year. It does not imply that only one such flood will happen every one hundred years.

BUILDING PERMITS: REQUIRED!

It shall be unlawful for any person, partnership, business, or corporation to undertake or cause to be undertaken, any development or the new construction, substantial improvement, the placement or relocation of any structure (including manufactured homes) within Hampshire County, unless a permit has been obtained from the Floodplain Administrator. In addition, where land that is either partially or fully in the regulatory floodplain is to be subdivided, utilized for a manufactured home park or subdivision or otherwise developed, a site plan must be submitted to, and approved by, the Floodplain Administrator prior to any development.

INFORMATION:

The Hampshire County Planning Office is ready to offer free information concerning the floodplain. FEMA's Flood Insurance Rate Maps (FIRMs) can be referenced in the office. Information can also be obtained by logging on to www.hampshirewv.com/ordinances.html and www.fema.gov

ATTENTION:

Be aware of your surroundings and log on to www.hampshireoes.com and www.nws.noaa.gov for current local weather conditions. Listen to the radio if a computer is unavailable, the National Weather Service will issue emergency broadcast announcements if threatening weather is possible or eminent. An emergency kit is recommended to be kept on hand both in the home and in every vehicle.

HAMPSHIRE COUNTY, WEST VIRGINIA FLOODPLAIN BROCHURE



HAMPSHIRE COUNTY PLANNING
PO BOX 883
ROMNEY, WV 26757
PHONE: 304-822-7018
planning.hampshirewv.com

PENALTIES:

Any person who fails to comply with any or all of the requirements or provisions of this ordinance or direction of the Floodplain Administrator or any other authorized employee of the county shall be guilty of an offense and, upon conviction, shall pay a fine to Hampshire County Commission of not less than fifty dollars (\$50.00) or more than five hundred dollars (\$500.00) plus cost of prosecution. Each day during which any violation of the ordinance continues shall constitute a separate offense. In addition to the above penalties all other actions are hereby reserved including an action in equity for the proper enforcement of the Floodplain Ordinance. The imposition of a fine or penalty for any violation of, or non-compliance with, the ordinance shall not excuse the violation or non-compliance with the Ordinance or permit it to continue; and all such persons shall be required to correct or remedy such violations or non-compliances within reasonable time. Any structure constructed, reconstructed, enlarged, altered or relocated in non-compliance with the ordinance may be declared by Hampshire County to be a public nuisance and abatable as such.

Hampshire County also enforces the State Building Code which also requires permits and complies with the National Flood Insurance Programs requirements for structures and improvements in the Special Flood Hazard Areas.

PERMIT JUSTIFICATION:

Obtaining a building permit is justified for many reasons.

1. Protect lives.
2. Protect property.
3. To safeguard large investments against flood damage.
4. Lower flood insurance premiums.
5. Remain eligible for federal loans and grants.
6. Comply with the building code which ensures a minimum construction standard.
7. It's required by law!

FLOODS HAPPEN:

The recorded historical data for the South Branch of the Potomac River near Springfield for major floods is the following:

44.22ft on 11-05-1985
34.98ft on 09-07-1996
34.20ft on 03-18-1936
28.41ft on 01-20-1996
24.70ft on 09-20-2003

Flood Stage is 15ft.
Major Flood Stage is 25ft.

The recorded historical data for the Potomac River at Paw Paw, West Virginia for major floods is the following:

54.00ft on 03-18-1936
53.58ft on 11-05-1985
43.45ft on 09-07-1996
40.86ft on 01-20-1996

Flood Stage is 25ft.
Major Flood Stage is 32ft

PERMIT PROCEDURE:

1. A complete permit application is filed with the Planning Office with all required information.
2. Application is reviewed by the Floodplain Administrator/Building Code Official.
3. Permit will be granted or rejected. Upon rejection a letter explaining determination will be received by applicant. If passed a permit and placard will be granted. The placard **MUST** be displayed on the development site!

Please contact the Planning Office for different requirements concerning your particular development/improvement.

FLOOD SAFTEY:

Do not walk through flowing water. Drowning is the number one cause of flood deaths, mostly during flash floods. Currents can be deceptive; six inches of water can knock you off your feet. In standing water use a pole or stick to ensure that the ground has not given way.

Do not drive through a flooded area. More people drown in their cars than anywhere else; do not drive around road barriers; the road or bridge may be washed away.

Stay away from power lines and electrical wires. The number two flood killer is electrocution. Electrical current can travel through water, so report any downed lines to the Fire Company or Allegheny Power at 1-800-255-3443. Remember also some appliances can hold a charge, so do not use electric motors or appliances that have been wet until they are checked by an electrician.

Look out for animals, especially snakes. Small animals that have been flooded out of their homes may seek shelter in yours. Use a pole or stick to poke and turn things over and scare away small animals. Remember they may be scared and may not act normal, do not put yourself between the animal and its escape route.

Look before you step. After a flood, the ground and floors are covered with debris including broken bottles and nails. Floors and stairs that have been covered with mud can be very slippery.

Be alert for gas leaks. Use a flashlight to inspect for damage. Don't smoke or use candles, lanterns, or open flames unless you know the gas has been turned off and the area has been ventilated.

Shut off Electric and Gas. If a flood event is eminent shut off Gas and Electric to prevent damage to the structure and protect against explosion or electrocution.

Potable water can be a health hazard. Be sure to check with water department or health department, or to boil or sterilize water before using for consumption.

Radio broadcasts. Listen to the radio for National Weather Service broadcast bulletins to hear information on flooding conditions.