

City of AuGres

124 West Huron
AuGres, Michigan 48703
Ph. 517-876-8811

The following resolution was offered by LaVern Dittenber and supported by John Heidebrink:

WHEREAS, the City of AuGres desires to participate in the National Flood Insurance Program and comply with all applicable statutory and regulatory requirements for the purposes of significantly reducing hazards to persons, property damage, and public expenditures, and to provide for the availability of flood insurance and federal funds or loans, and

WHEREAS, building inspection within the City of AuGres is provided by a state building inspector under authority of the State construction Code Commission.

IT IS RESOLVED THAT:

1. The Construction Code Commission is hereby requested to direct the state building inspector to enforce the state building code within the City of AuGres in accordance with this resolution in order that the City of AuGres may fully participate in the National Flood Insurance Program.

2. For purposes of this resolution, the following definitions shall apply:

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

"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
2. The unusual and rapid accumulation or runoff of surface waters from any source.

"Flood Hazard Boundary Map" (FHBM) means an official map of a community, issued by the Federal Insurance Administration, where the boundaries of the areas of special flood hazards have been designated as Zone A.

"Flood Hazard Area" means land which on the basis of available floodplain information is subject to a one-percent or greater chance of flooding in any given year.

"Regulatory Flood Datum" (RFD) means the 100 year flood plain contour line synonymous with base flood elevation.

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"Structure" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either, (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

3. The map(s) entitled (Flood Hazard Boundary Map or Flood Insurance Rate Map of the City of AuGres Michigan, Arenac County), dated May 7, 1982, shall be the official map for determination and regulation pursuant to this resolution.

4. The building inspector shall insure that all necessary permits have been issued, including a flood plain permit, approval, or letter of no authority from the Michigan Department of Natural Resources under authority of Act 245, P.A. 1929, as amended by Act 167, P.A. 1968.

5. The Army Corps of Engineers' Flood Proofing Regulations, a technical guide cited in Appendix B of the BOCA code, shall be utilized by the building inspector in enforcing Section 872.6* of the BOCA code as set forth in this resolution.

6. Where an area of special flood hazard has been identified by the map referenced in Section 2, but no elevation data is available, the building inspector shall require new or substantially improved structures in the identified area to meet the standards of one of the Sections 401.2, 401.3, 401.4, 401.5, 612.2.1, 612.2.3, as applicable of the Army Corps Regulations.

7. Where an area of special flood hazard has been identified by the map referenced in Section 2 and elevation data is available, the building inspector shall require 1) new and substantially improved residential structures to meet the standards of one of the Sections 612.2.1, 612.2.2, or 612.2.3, as applicable, of the Army Corps Regulations, and 2) new and substantially improved nonresidential structures to meet the standards of either Section 612.2.1, 612.2.2, 612.2.3, 401.2, or 401.3 of the Army Corps Regulations.

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8. The building inspector shall obtain first floor elevation information and maintain a record for structures in the special flood hazard area identified by the map referenced in Section 2 indicating the elevation of lowest habitable floor, whether the structure contains a basement, and the elevation to which the structure has been flood proofed.

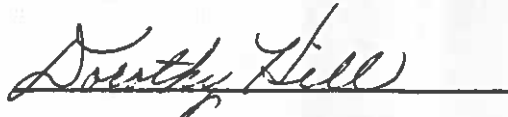
9. The building inspector shall obtain, review and reasonably utilize flood data available from other federal, state, or other sources pending receipt of data from the Federal Insurance Administration. The most recent flood elevation data received from the Federal Insurance Administration shall take precedence over data from other sources.

* 1975 ed., Sec. 1315.6 in 1981 ed.

Yeas: Dittenber, Wissmiller, Ennes and Heidebrink. Nays: None
Absent: None.

Mayor Nixon declared the resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution made and adopted at a regular meeting of the governing body of this municipality on the first day of July 1982.



Dorothy Hill, City Clerk
City of AuGres

Dated: March 20, 1984

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4. It is further resolved that the Zoning Administrator in reviewing all subdivision applications shall make findings of facts and determine if:

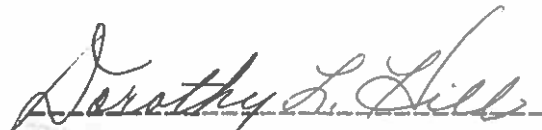
a. All such proposed developments are consistent with the need to minimize flood damage.

b. Adequate drainage is provided so as to reduce exposure to flood hazards.

c. Adequate drainage is provided so as not to increase the exposure to flood hazards of adjacent lands.

d. All public utilities and facilities are located, elevated and constructed so as to minimize or eliminate flood damage, these utilities and facilities to include sewer, gas, electrical and water systems.

This resolution approved at the regular meeting of the AuGres City Council held June 7, 1973.


Dorothy L. Hill; Clerk