

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 549

An Ordinance amending Multnomah County Code Chapter 11.15 by amending the Flood Hazard District with revised standards and procedures for the regulation of land uses in areas of special flood hazard.

Multnomah County ordains as follows:

Section 1. Findings.

- A. Multnomah County Framework Plan Policy No. 14 directs the County to take appropriate steps to safeguard development from natural hazards.
- B. The Federal Emergency Management Agency requires local communities to maintain and enforce minimum floodplain management standards in order to be eligible for participation in the National Flood Insurance Program.
- C. Effective October 1, 1986, the Federal Emergency Management Agency adopted revisions in the National Flood Insurance Program floodplain management rules regarding manufactured (mobile) homes, mechanical and utility equipment, and enclosed structures subject to flooding.
- D. In order to maintain continued eligibility for participation in the National Flood Insurance Program, local jurisdictions must revise their floodplain management regulations to make them consistent with NFIP revisions within six months of the adoption date. This ordinance will bring Multnomah County's Flood Hazard District regulations into compliance with current Federal rules and will ensure continued participation in the insurance program.

Section 2. Amendment.

Underlined () material is added, and bracketed [] material deleted.

MCC 11.15 is amended as follows:

- .0010 Manufactured home. For purposes of MCC .6301 through .6324, 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 floodplain 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.

- .0010 Manufactured home park or subdivision. For purposes of MCC .6301 through .6324, a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
- .6307 (A) No structure or [mobile] manufactured home shall be erected, located, altered, improved or enlarged and no other new development including but not limited to grading, mining, excavation and filling shall occur on lands within the 100-year flood boundary unless a Floodplain Development Permit specifically authorizing the proposal has been obtained from Multnomah County.
- .6315 (B) New construction and substantial improvement of any residential structure, including [mobile] manufactured homes [(except in an existing mobile home park)], shall have the lowest floor, including basement, elevated to at least one foot above the base flood level. Elevation of the lowest floor shall be documented with a survey certified by a State of Oregon Registered Professional Engineer or Land Surveyor. For purposes of MCC .6315, an unfinished garage (either attached or detached) may be considered a non-residential structure.
- .6315 [(E)] (D) All [mobile] manufactured homes shall be placed on a permanent foundation and shall be anchored to resist flotation, collapse and lateral movement by providing tie downs and anchoring as specified in OAR 814-23-005 through 080, except that such tie down methods shall apply to multiple wide as well as single wide [mobile] manufactured homes.
- .6315 [(F)] (E) For new [mobile] manufactured home parks or subdivisions and for each replacement of a manufactured home in an existing manufactured home park or subdivision [expansion of existing mobile home parks where the repair, reconstruction or improvement of the streets, utilities, and pads equals or exceed 50% of the value of the street, utilities and pads before the repair, reconstruction or improvement is commenced], the following requirements shall apply:
- (1) Stands or lots shall be located on compacted fill or on piling so that the lowest floor of any [mobile] manufactured home will be at least one foot above the base flood level.
- .6315 (F) For all new construction and substantial improvements, the electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

.6315 (H) For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding 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 may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

.6315 [(H)] (I)

.6315 [(I)] (J)

Section 3. Adoption.

This Ordinance being necessary for health, safety and general welfare of the people of Multnomah County, shall take effect on the thirtieth (30th) day after its adoption, pursuant to Section 5.50 of the Charter of Multnomah County.

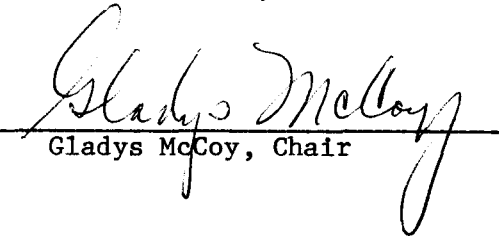
Section 4. Codification.

This Ordinance shall be codified in the Multnomah County Code Chapter 11.15 and adopted as part of that Code.

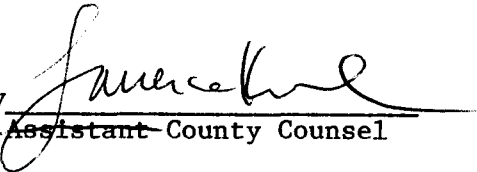
Adopted this 24th day of March, 1987, being the date of its second reading before the Board of County Commissioners of Multnomah County, Oregon.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON


Gladys McCoy, Chair

APPROVED AS TO FORM:
Laurence Kressel, County Counsel
for Multnomah County, Oregon

By 
Assistant County Counsel

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