



FLOOD PROTECTION FOR YOU & YOUR PROPERTY

FLOOD SAFETY

- 1) Learn the safest route from your home or business to higher, safer ground, but stay tuned to reports of changing flood conditions.
- 2) If emergency officials tell you to evacuate or leave your home, go immediately to a safe shelter, hotel or friend's house.
- 3) Turn off all utilities, gas and electricity at main switches. Stay away from power lines and electrical lines, and be alert for gas leaks.
- 4) Don't walk through flowing water. Drowning is the number one cause of flood-related deaths. Currents can be deceptive; six inches of moving water can knock you off your feet.
- 5) Turn Around Don't Drown - don't drive through a flooded area. More people drown in their cars than in any other location.

Other useful websites

www.fema.gov
www.usgs.gov
www.noaa.gov
www.nws.noaa.gov
www.floods.org
www.weather.gov
www.ready.gov/floods

INTRODUCTION

Tangipahoa Parish has five watersheds located within its boundaries. The Tangipahoa River and its tributaries is the largest and prone to flooding when Tangipahoa Parish receives large amounts of precipitation or runoff. Typically, runoff produced by rainstorms causes most of the flooding in Tangipahoa Parish.

Tangipahoa Parish is dedicated to minimizing the loss of life and property associated with flooding

events. Education and preparation are valuable and proven tools that help communities become resistant to these natural disasters. We also recognize that the entire community is susceptible to flooding, not just those structures located within Special Flood Hazard Areas (SFHAs).

FLOOD HAZARD

The regulatory floodplain is the area of the community that is expected to be impacted the most by flooding. However, living outside of the regulatory flood-plain doesn't ensure that a property will not flood. Properties not directly connected to streams may also experience localized flooding when stormwater runoff is too excessive for local storm-water conveyance systems.

In Tangipahoa Parish, many of the storm-water systems are designed to carry stormwater runoff generated in a hundred-year storm (1% chance per year). However, it's everyone's responsibility to ensure that stormwater systems are maintained after the construction of such systems have been completed.

Regardless of where you live, you and your property can be impacted by precipitation. Tangipahoa Parish works to ensure water quality and water quantity are managed properly for the safety and overall well-being of the public and the environment.

NATURAL & BENEFICIAL FUNCTIONS

Areas allowed to remain in natural, open conditions offer a wide range of benefits to people and the environment.

- Provides flood storage and conveyance

- Reduces flood velocities
- Decreases flood peaks
- Water quality is improved
- Water can filter and process excessive nutrients and pollutants from runoff
- Provides breeding and feeding grounds for fish and wildlife
- Creates and enhances habitat
- Protects the integrity of ecosystems
- Report illegal dumping to PermitOffice@Tangipahoa.org or by calling (985) 542-2117

FLOOD INSURANCE

The purchase of federal flood insurance is highly recommended to be considered, even if your property isn't in a Special Flood Hazard Area (SFHA). Basic homeowner's and renter's insurance policies typically don't cover damage from floods. Tangipahoa Parish participates in the National Flood Insurance Program (NFIP), which means that federally subsidized flood insurance is available to everyone in the community.

Some people have purchased flood insurance. Usually, these policies just cover the building's structure and not the contents. During the kind of flooding that happens in Tangipahoa Parish, there is usually more damage to furniture and contents than there is to the structure. In some instances, the purchase of flood insurance is mandatory. If your property is affected - don't wait, buy flood insurance. If a building is located in a SFHA, the agency or lender is required by law to require the recipient to purchase a flood insurance policy on the building. It is



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important to review insurance policies to ensure you are properly insured in the event of a flood.

PROPERTY PROTECTION NOW

Rather than wait for a flood to occur, you can help protect your property from flood damage. Various alternatives are available to help minimize flooding. Consider the following measures to protect it.

- 1) Elevate building so that flood waters are less likely to enter.
- 2) Construct diversions between buildings and flood waters, such as banks or berms.
- 3) Consider dry flood-proofing for non-residential structures to make the building walls and floor water-tight, so water does not enter.
- 4) Consider wet flood-proofing to modify structures and relocate the contents, so that when flood waters enter the building there is little or no damage.
- 5) Consider back-flow protectors or other appropriate devices to prevent flooding from sewer back up or sump pump failure.

FLOODPLAIN DEVELOPMENT PERMIT REQUIREMENTS

All development in Tangipahoa Parish must obtain permits. Parish ordinances and the International Building Codes have special provisions regulating construction & other developments within floodplains. Without these provisions, flood insurance through the NFIP would not be available to Tangipahoa Parish property owners. Any development in the floodplain without permits is illegal; such activity can be reported to the parish Permit Office.

SUBSTANTIAL IMPROVEMENT REQUIREMENTS

What is a substantial improvement?
Any structural improvements (within the regulatory floodplain) that equal or exceed 50% of the market value of the structure must meet floodplain requirements. This includes construction above the minimum base flood elevation (BFE) listed in Tangipahoa Parish's Flood Insurance Study (FIS).

What is substantial damage?
Substantial damage refers to damage of any origin sustained by a building or structure located within the regulatory floodplain. When the cost of restoring the building to its undamaged condition would equal or exceed 50% of the market value of the building before the damage occurred, repairs must bring the structure into compliance with all floodplain regulations. Substantial damage is determined regardless of the actual repair work performed.

NO DUMPING

It is illegal to dump any type of debris into a stream, river or drainage channel. This debris can impair water quality and may impede drainage, causing water to back up. Tangipahoa Parish residents are to keep drainage channels on their property free of debris, foliage and other obstructions. Citizens can report illegal dumping to PermitOffice@Tangipahoa.org or by calling (985) 542-2117

FLOOD INFORMATION

Tangipahoa Parish residents may obtain information concerning past historical flooding, flood FIRM maps, flood insurance purchase requirements, flood depth, floodway and flood zone determinations from

the Planning Department by emailing planning@tangipahoa.org

Elevation certificates, which have been collected for properties in the SFHAs are on file in the Permit Office.

FLOOD WARNING SYSTEM

Tangipahoa Parish Emergency Management receives information from the National Weather Service offices in Slidell LA and from local flood warning monitoring systems located within Tangipahoa Parish. If flooding is imminent and evacuation is advised, Tangipahoa Parish will notify the public through local radio and cable TV. For more information, evacuation notices, procedures and shelters, please call Emergency Management: (985) 748-9602 or sign up for Emergency alerts at www.TangiAlert.org

FLOOD PROTECTION ASSISTANCE

Obtain information on flood protection assistance from the Permit Office and Planning Department. Flood protection information provided by Tangipahoa Parish is site-specific.

On-site visits & technical assistance can be provided to residents who are experiencing problems in areas of flooding and drainage, or for those who want recommendations on how to retrofit an existing property.

For more information, visit www.Tangipahoa.org/residents/flood-protection or contact one of Tangipahoa Parish's Certified Floodplain Managers at the Permit Office (985) 542-2117 or Planning Department (985) 340-9028.