

ORDINANCE NO. 8  
Series 2004

**AN ORDINANCE OF THE TOWN OF LAKE  
CITY, COLORADO, AMENDING THE  
TOWN'S FLOOD PLAIN MANAGEMENT  
REGULATIONS IN SECTION 7, CHAPTER 15  
OF THE LAKE CITY MUNICIPAL CODE.**

WHEREAS, the Board of County Commissioners of Hinsdale County, Colorado amended certain of its flood plain regulations in 2002; and

WHEREAS, the Board of Trustees of the Town of Lake City finds that it would serve the public welfare to revise the Town's own flood plain management regulations in a manner that is reasonably compatible with the County's revisions.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Lake City, Colorado that the following additions to or revisions of Section 7 of Chapter 15 of the said Lake City Municipal Code are hereby enacted:

Section 1: The following provisions shall be added to Subsection 15.7 - 4 (B) of the Lake City Municipal Code, as written:

"All portions of any building below base flood elevation (BFE) shall be constructed with materials resistant to flood damage. This requirement applies to not only the foundation walls of any crawlspace used to elevate the building, but also to any joists, insulation, and other materials that extend below the BFE. Any building utility systems within any building crawlspace shall likewise be elevated above BFE or designed so that flood waters cannot enter or accumulate within the system components during flood conditions. (Note: recommended construction practice is to elevate the bottom of joists and all insulations above BFE. Insulation is not flood-resistant material and, when saturated with flood water, often pulls away from the joists and flooring to which it is anchored. Duct work and other utility systems located below the insulation may also pull away from their supports.)

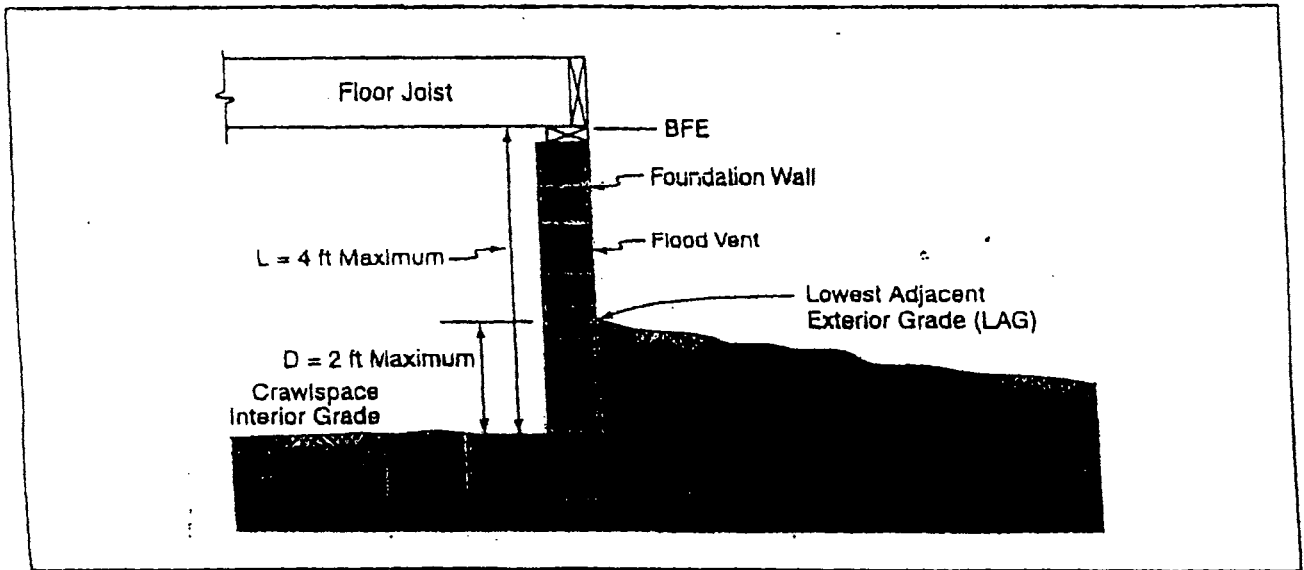
"Because of hydrodynamic loads, crawlspace construction shall not be permitted in areas with flood velocities greater than five (5) feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer. All crawlspaces in the flood plain must have openings that equalize hydrostatic pressures by allowing for the automatic entry and exit of flood waters. The bottom of each flood vent shall be no more than one (1) foot above the lowest adjacent exterior grade.

"The interior grade of any crawlspace below the BFE must not be more than two (2) feet below the lowest adjacent exterior grade, and the height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall, must not exceed four (4) feet at any point. (See figure below.)

"There must be an adequate drainage system that removes flood waters from the interior area of any crawlspace so that the enclosed area can be promptly drained after a flood event. The type of drainage system permitted will vary with such factors as the site gradient and soil types. Possible options range from natural drainage through porous, well drained soils to such man-made drainage

systems as perforated pipes and drainage tiles coupled with gravel or crushed stone underlayment. As previously noted, crawlspaces should not be used in areas with projected flood velocities greater than five (5) feet per second without professional review and foundation design.

"Below-grade crawlspace construction in accordance with the requirements listed above will not be treated as a basement."



Requirements regarding below-grade crawlspace construction.

Section 2: In all other respects, Section 7 of Chapter 15 of the Lake City Municipal Code is hereby ratified and re-affirmed.

INTRODUCED, READ, AND ADOPTED by the Board of Trustees of the Town of Lake City, Colorado this 17<sup>th</sup> day of November, 2004.

TOWN OF LAKE CITY, COLORADO

By: *[Signature]*  
Mayor

ATTEST:

*Mary A. McCord*  
Town Clerk