

Floodplain Management Ordinance Updates

Amend Article II - Districts, Section 2.4 - Floodplain Management Ordinance. This amendment involves an update of the existing Floodplain Management Ordinance for the following purposes: **Definitions:** Add definitions for “Flood Design Class”, “Sea Level Rise Design Flood Elevation (SLR DFE)”, and “Tolerance For Flood Risk”; Delete the definition for “Crawl Space”; Modify the definition for “Substantial Improvement”. **State Building Code Compliance:** Add language stating that all development in a Special Flood Hazard Area shall be compliant with the applicable requirements of the State Building Code and the applicable standards in this Ordinance, whichever is more restrictive (2.4.7 A.5). **Higher Floodplain Management Standards:** Critical Facilities – Add language indicting that the construction of critical facilities (those that are vital to public health and safety, e.g., police stations, fire and rescue stations, shelters, schools, nursing homes and water supply and waste treatment facilities) is prohibited within the Special Flood Hazard Area unless specified criteria to address flood risk are met (2.4.7 C); Elevation of Utilities - Add language stating that all development in a Special Flood Hazard Area shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities elevated to the Sea Level Rise Design Flood Elevation in Table 1 of Section 2.4.9 (and determined by the Floodplain Administrator in Section 2.4.8) (2.4.7 A.4); Sea Level Rise Design Flood Elevation (SLR DFE) - Insert new Table 1 titled “Sea Level Rise Design Flood Elevation Requirements for Flood Design Classes 1-4 in the Special Flood Hazard Area” under Section 2.4.9. This table provides varying freeboard requirements based on the type of elevation, the flood zone, and the flood design class (also cross-referenced in Sections 2.4.7 A.4, 2.4.9 A.1, 2.4.9 B.1, 2.4.11 C.1.a). **Clarification Changes:** Reference the date of the current Flood Insurance Study for Rockingham County and the current Flood Insurance Rate Maps (2.4.3B); Delete references to basements and/or crawl spaces (2.4.6 A.2, 2.4.9 A.1, 2.4.9 A.2, and 2.4.9 B.2); Change the words “base flood elevation” to “lowest floor” (2.4.9 D); Clarify in the Ordinance that the issuance of a variance to construct below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; Cross reference Section 2.4.11 C.1 in Attachment A of Article IV - Dimensional Requirements.

Purpose: To update the Floodplain Management Ordinance to improve compliance with the State Building Code and to incorporate new standards designed to guide the Town in becoming more resilient to coastal flooding events.

The proposed Floodplain Management Ordinance update is the result of a multi-year study that was conducted in two phases:

- Phase 1: PREPA grant project to conduct an audit of the Town's existing land use regulations and identify opportunities for integrating the NH Coastal Flood Risk Guidance for Using Scientific Projections.
- Phase 2: Flood Smart Seacoast Technical Assistance Project to develop the proposed ordinance language.

Public outreach and engagement was conducted during both project phases, including a Public Information Session held during the Planning Board's September 20, 2023 meeting.

A Steering Committee was formed to review and evaluate the proposed ordinance update, including which higher floodplain management standards should be included.

The proposed ordinance update aligns with the recently adopted Town of Hampton Master Plan, particularly one of the five primary areas of focus over the next 10-15 years:

“Implementing strategies to enhance coastal resilience, adapt to sea level rise, address vulnerability, and preserve Hampton's remaining open space areas.”

Floodplain Management Ordinance Definitions

Add:

- “Flood Design Class”
- “Sea Level Rise Design Flood Elevation (SLR DFE)”
- “Tolerance For Flood Risk”

Delete:

- “Crawl Space”

Modify:

- “Substantial Improvement”



State Building Code Compliance

- Certain flood provisions of the latest published editions of the building codes meet or exceed the NFIP requirements for buildings and structures in flood hazard areas. This includes more specificity, additional requirements, and some limitations not found in NFIP regulations.
- There are differences in administrative procedures, definitions, site development, building design and materials, etc.
- This conflict is addressed in the “General Requirements” section of the proposed Floodplain Management Ordinance update by including language stating that all development in a Special Flood Hazard Area shall be compliant with the applicable requirements of the State Building Code and the applicable standards in the Ordinance, whichever is more restrictive.



Higher Floodplain Management Standards

Critical Facilities

Proposed: Amend Section 2.4.7 (Floodplain Development Requirements) by adding new Subsection C to prohibit construction of new critical facilities within the Special Flood Hazard Area, unless specified criteria are met.

Reason: A critical facility provides services and functions essential to a community, especially during and after a disaster. For a critical facility to function, building systems and equipment must remain operational. Therefore, if possible, critical facilities should be located outside all high-risk special flood hazard areas.

Documents Supporting this Higher Standard

Town of Hampton Master Plan – Directly pertains to “Resilient” action item 4.23 to establish critical facility floodplain standards, and was identified as a “High”, “Year 1” priority by the Master Plan Implementation Committee.

CHAT Recommendations to Address Flood Hazards and Sea Level Rise – Directly pertains to a critical facilities recommendation under the “Ordinances, Regulations & Policies” heading.



Higher Floodplain Management Standards

Elevation of Utilities

Proposed: Amend Section 2.4.7A.4 to require the elevation of utilities and mechanicals to the same level required for the lowest floor.

Reason: The elevation of electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities provides an added measure of safety and flood damage reduction for structures. The current language, which simply states that they be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding, is insufficient and does not offer a specific threshold to be met.

Documents Supporting this Higher Standard

Town of Hampton Master Plan – Directly pertains to “Resilient” action item 4.29 to join the Community Rating System, as the elevation of utilities and mechanicals to the lowest floor will be required to qualify.

CHAT Recommendations to Address Flood Hazards and Sea Level Rise – Consistent with recommendations under the “Ordinances, Regulations & Policies” heading to review the Floodplain Ordinance and draft amendments to reduce vulnerability to flooding, and to continue to pursue participation in the CRS program.

Higher Floodplain Management Standards

Sea Level Rise Design Flood Elevation (SLR DFE)

Proposed: Insert a new table titled “Sea Level Rise Design Flood Elevation Requirements for Flood Design Classes 1-4 in the Special Flood Hazard Area” under Section 2.4.9. This table provides varying freeboard requirements based on the type of elevation, the flood zone, and the flood design class (it is also cross-referenced in several other Sections of the proposed Floodplain Management Ordinance).

Reason: Not all structures are the same when it comes to tolerance for flood risk. Factors such as project value/replacement cost, adaptive capacity, importance for public function/safety, and sensitivity to inundation should be carefully considered. For example, a public safety facility would have a much lower tolerance for flood risk than a single-family home or (especially) an accessory building. Assigning freeboard requirements based on flood design class and factoring anticipated sea level rise will help with savings on flood insurance premiums, less flood damage in the community, shorter business interruption, and quicker recovery.



Higher Floodplain Management Standards

Sea Level Rise Design Flood Elevation (SLR DFE)

Table 1: Sea Level Rise Design Flood Elevation Requirements for Flood Design Classes 1-4 in the Special Flood Hazard Area

<u>ELEVATION</u>	<u>FLOOD ZONE</u>	<u>FLOOD DESIGN CLASS (ASCE 24-14)</u>			
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
<u>Minimum Elevation of the Top of the Lowest Floor</u> <i>(ASCE 24-14, Table 2-1)</i>	<u>A Zones</u>	<u>BFE + 1'</u>	<u>BFE + 3'</u>	<u>BFE + 4'</u>	<u>BFE + 6'</u>
<u>Minimum Elevation of the Bottom of the Lowest Horizontal Structural Member of Lowest Floor</u> <i>(ASCE 24-14, Table 4-1)</i>	<u>Coastal High Hazard Areas</u> <i>(Zone VE)</i>	<u>BFE + 1'</u>	<u>BFE + 3'</u>	<u>BFE + 5'</u>	<u>BFE + 6'</u>
<u>Minimum Elevation of Dry Floodproofing of Non-Residential Structures and Non-Residential Portions of Mixed-Use Buildings</u> <i>(ASCE 24-14, Table 6-1)</i>	<u>A Zones</u>	<u>BFE + 2'</u>	<u>BFE + 3'</u>	<u>BFE + 4'</u>	<u>BFE + 6'</u>
	<u>Coastal High Hazard Areas</u> <i>(Zone VE)</i>	<u>Not permitted</u>	<u>Not permitted</u>	<u>Not permitted</u>	<u>Not permitted</u>
<u>Minimum Elevation of Utilities and Equipment</u> <i>(ASCE 24-14 Table 7-1)</i>	<u>A Zones</u>	<u>BFE + 1'</u>	<u>BFE + 3'</u>	<u>BFE + 4'</u>	<u>BFE + 6', or 500-year flood elevation, whichever is higher</u>
	<u>Coastal High Hazard Areas (Zone VE)</u>	<u>BFE + 1'</u>	<u>BFE + 3'</u>	<u>BFE + 5'</u>	<u>BFE + 6', or 500-year flood elevation, whichever is higher</u>



Higher Floodplain Management Standards
Sea Level Rise Design Flood Elevation (SLR DFE)

Documents Supporting this Higher Standard

Town of Hampton Master Plan – Directly pertains to “Resilient” action item 4.13 to Review land use regulations and identify and make amendments per the Coastal Flood Risk Guidance, and was identified as a “High”, “Year 1” priority by the Master Plan Implementation Committee.

CHAT Recommendations to Address Flood Hazards and Sea Level Rise – Consistent with recommendations under the “Ordinances, Regulations & Policies” heading to review the Floodplain Ordinance and draft amendments to reduce vulnerability to flooding, and to continue to pursue participation in the CRS program.

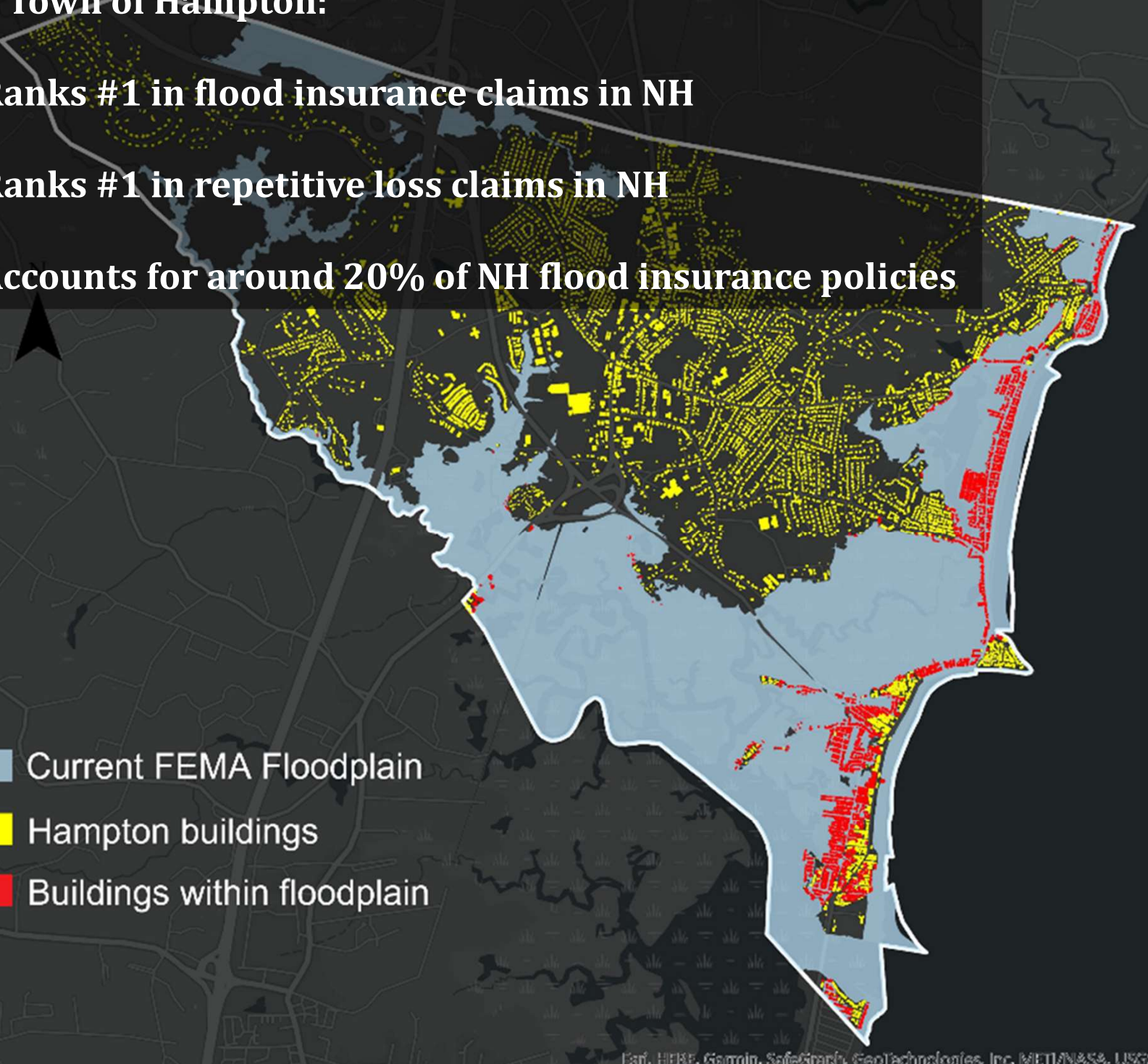
Town of Hampton PREPA Grant Final Report 2021-2022 – Two major goals were identified through this study: 1. Continued work on previously developed Sea Level Rise Design Flood Elevation Options (complete); and 2. Amend the Floodplain Management Ordinance (current proposal for 2024 Town Meeting).

NH Coastal Flood Risk Guidance – Served as our “foundation” document, providing a step-by-step approach for incorporating coastal flood risk projections.

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The Town of Hampton:

- Ranks #1 in flood insurance claims in NH
- Ranks #1 in repetitive loss claims in NH
- Accounts for around 20% of NH flood insurance policies

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- The map displays the town of Hampton, New Hampshire, with a light blue shaded area representing the current FEMA Floodplain. Yellow dots and shapes represent all buildings within the town. Red shapes represent buildings that are located within the FEMA Floodplain. The map shows a high density of buildings, particularly in the central and southern parts of the town, with a significant portion of these buildings situated within the floodplained areas.
- Current FEMA Floodplain
 - Hampton buildings
 - Buildings within floodplain

Additional Proposed Changes

Clarification “Housekeeping” Changes

Reference the date of the current Flood Insurance Study for Rockingham County and the current Flood Insurance Rate Maps.

Delete references to basements and/or crawl spaces.

Change the words “base flood elevation” to “lowest floor”.

Clarify that the issuance of a variance to construct below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage.

Cross reference Section 2.4.11 C.1 in Attachment A of Article IV - Dimensional Requirements (the existing freeboard allowance to exceed max height by up to 3 feet).