

PROPOSED ORDINANCE 2017-3

Chapter 148, entitled “Flood Damage Prevention” shall be amended as follows:

Additions are in bold. Deletions are in brackets.

ARTICLE II Definitions

§ 148-2. Terms Defined

SUBSTANTIAL IMPROVEMENT - Any combination of repairs, reconstruction, alteration or improvements to a structure, taking place **over a five year period** [during the life of a structure], in which the cumulative cost equals or exceeds 50% of the market value of the structure **before the start of construction of the improvement**. The market value of the structure should be the appraised value of the structure prior to the start of the initial repair or improvement, using the replacement cost method of appraisal or, in the case of damage, the value of the structure prior to the damage occurring. 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 dimension of the structure. The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary or safety code specifications which are solely necessary to assure safe living conditions.

ARTICLE III **General Provisions**

§ 148-3. Applicable area.

This chapter shall apply to all areas of special flood hazard within the Town of North Branford identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for New Haven County, Connecticut, dated **May 16, 2017** [December 17, 2010], accompanying Flood Insurance Rate Maps (FIRM), dated **May 16, 2017** [December 17, 2010] (**Panels - 09009C0314J, 09009C0316J, 09009C0317J, 09009C0318J, 09009C0319J, 09009C0336J, 09009C0452J, 09009C0454J, 09009C0456J, 09009C0458J, 09009C0459J, 09009C0467K, and December 17, 2010 (Panels - 09009C0338H, 09009C0457H, 09009C0476H, 09009C0478H, 09009C0486H)**), and other supporting data applicable to the Town of North Branford, and any subsequent revisions thereto, are adopted by reference and declared to be a part of this chapter. Since mapping is legally adopted by reference into this chapter, it must take precedence when more restrictive until such time as a map amendment or map revision is obtained from FEMA. The areas of special flood hazard include any area shown on the FIRM as Zones A and AE, including areas designated as a floodway on a FIRM. SFHA’s are determined utilizing the base flood elevations (BFEs) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location. The Flood Insurance Study is on file at the North Branford Administration Building, Route 80, North Branford, Connecticut.