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ORDINANCE 21-3

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST SACRAMENTO AMENDING CHAPTER 18.20.010 OF THE CITY OF WEST SACRAMENTO MUNICIPAL CODE

The City Council of the City of West Sacramento does ordain as follows:

Section 1. Purpose and Authority. The purpose of this ordinance is to amend Chapter 18.20.010 of the City of West Sacramento Municipal Code to include a 1-foot freeboard requirement for mechanical items and to clarify terms in the existing Municipal Code to comply with new National Flood Insurance Program (NFIP) Community Rating System (CRS) requirements for flood insurance discount eligibility. The City Council enacts this Ordinance in accordance with the authority granted to Cities by State law.

Section 2. Modifications. Chapter 18.20.010, Sections B and C of the City of West Sacramento Municipal Code is hearby modified to read as follows:

B. Construction Materials and Methods. All new construction and substantial improvement shall be constructed:

1. With materials and utility equipment resistant to flood damage;

2. Using methods and practices that minimize flood damage;

3. ~~With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;~~ **With all new and replacement electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding to an elevation at least one foot above the base flood elevation. These include, but are not limited to, HVAC equipment, water softener units, bath/kitchen fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, hot water heaters, and electric outlets/switches**; and if

4. Within Zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

C. Elevation and Floodproofing. (See Chapter 18.08 definitions for “new construction,” “substantial damage” and “substantial improvement.”)

1. Residential construction, new or substantial improvement, shall have the lowest floor, including basement,

a. In an AO Zone, elevated above the highest adjacent grade to a height at least one foot above the depth number specified in feet on the FIRM, or elevated at least three feet above the highest adjacent grade if no depth number is specified.

b. In an A Zone, elevated at least one foot above the base flood elevation ~~as determined by this community~~ **noted on the FEMA Flood Insurance Rate Maps**.

c. In all other zones, elevated at least one foot above the base flood elevation **noted on the FEMA Flood Insurance Rate Maps.**

Section 3. Effective Date and Publication. This ordinance shall take effect 30 days after its adoption.

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PASSED AND ADOPTED by the City Council of the City of West Sacramento this 3rd day of March 2021 by the following votes:

AYES: Ledesma, Orozco, Guerrero.
NOES: None.
ABSENT: Alcala.

DocuSigned by:
Martha Guerrero
272D62142919406...
Martha Guerrero, Mayor

ATTEST:

DocuSigned by:
Yashin Abbas
37756C36CAC4434...
Yashin Abbas, City Clerk
CODIFY X UNCODIFY__

APPROVED AS TO FORM:

DocuSigned by:
Jeffrey Mitchell
E802FF46DDF445A...
Jeffrey Mitchell, City Attorney