

of Engineers, Louisiana Floodplain Management Services (504) 379-1408 or City of Kenner Inspection and Code Enforcement Department (504) 468-4062 for assistance with flood proofing.

A booklet called *Flood Proofing Techniques, Programs, and references* (1991, 23pp) is free from the U.S. Corps of Engineers, National Flood Proofing Committee, Attn: CECW-PF, 20 Massachusetts Avenue, Washington, DC 20314-1000.

FEMA also has two booklets: Homeowner's Guide to Retrofitting, FEMA 312/June 1998 and Protecting Building Utilities from Flood Damage, FEMA 348/November 1999. These are free by calling 1-800-480-2520.

You can also get information on retrofitting from the Jefferson Parish Public Library. In addition to retrofitting booklets, the main library has publications on flood insurance, flood protection, and floodplain management. You may also visit [Louisiana Floods](#) hosted by the LSU AgCenter.

Substantial Improvements/Damage

If you are considering an addition, reconstruction, rehabilitation or other improvements to your property, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before “start of construction”, you will be required to have the lowest floor elevated to or above the base flood elevation. This is required even if the existing slab is below the base flood elevation. Contact Kenner’s Inspection and Code Enforcement Department at (504) 468-4062 for permitting and building code information.

More information regarding substantial improvement/damage can be found in FEMA's publication *Answers to Questions about Substantially Damaged Buildings*, 213/May 1991. Call 1-800-480-2520 for a free copy.

Permitting

Before proceeding with retrofitting measures, or any construction and development, check with the City of Kenner Inspection and Code Enforcement Department at (504) 468-4062 for applicable building codes permit requirements and zoning restrictions. Development is not only construction, but covers other activities in the floodplain, especially placement of fill.

Floods are unpleasant events. Find out what your chances of flooding are by contacting the Inspection and Code Enforcement office at (504) 468-4062. If your property is flood prone, then take appropriate steps to protect it against damage before the storm arrives. Any development without a permit should be reported to Inspection and Code Enforcement at (504) 468-4062.

Natural and Beneficial Functions

The Federal Emergency Management Agency (FEMA) through its National Flood Insurance Program encourages communities to make wise land use decisions in the development and management of floodplains. Floodplains are lowland areas adjacent to lakes, wetlands, and rivers that are covered by water during a flood. Wise use in the development and management of floodplains protect the natural and beneficial functions of these areas and reduce the negative impact to the quality of the environment.

The land area in Kenner bounded by the levees along the Mississippi River and Lake Pontchartrain are examples of the floodplains. Further benefits of undeveloped floodplains can be realized in: Stormwater Management, Erosion Control, Recreational Areas, and Aesthetic Values.



AN IMPORTANT NOTICE TO KENNER RESIDENTS OF FLOOD HAZARD AREAS

AUGUST 2007



FLOODING IN KENNER

Local Flood Hazard

In Kenner, flooding can occur anytime of the year. Since the land in this area is below sea level, your property may be in a Special Flood Hazard Area as determined by the Federal Emergency Management Agency (FEMA).

The principal source of floodwater in Kenner is rain, but in late summer, hurricanes and their tidal surges also pose a serious threat.

The low, flat ground provides little gravity drainage, so water that falls in the city must be pumped out. But when the ground is saturated and a heavy rain falls too quickly, the system can be overwhelmed and flooding can result.

For information on historical flooding in your neighborhood or information to determine if your property is located in a Special Flood Hazard Area, contact the City of Kenner Code Enforcement Department at (504) 468-4062.

Flood Warning System

Four terms are used in a flood warning system. A Flood Watch means flooding is possible. A Flash Flood Watch means a flash flood is possible. A Flood Warning means a flood is occurring or will occur soon, and may take up to several hours to develop. A Flash Flood Warning means a flash flood is occurring or will happen very soon.

These warnings are broadcast as issued by the National Weather Services, local and cablevision stations. A NOAA Weather Radio with Automatic Alarm will sound an alarm when a warning is being issued. If you do not have a weather radio,

tune to 870 AM or 101.9 FM for emergency broadcasts.

Flood Safety

Keep alert to rapidly changing weather and to news bulletins. Learn the safest route from your home or business to higher, safer ground, and stay tuned to reports of changing flood conditions.

If emergency officials tell you to evacuate or leave your home, go immediately to a safe shelter, hotel or relatives or friend's home. Turn off all utilities at the main switch - BUT ONLY IF TIME PERMITS. Do not touch any electrical equipment unless it is in a dry area. Every source of electricity can be dangerous during and after flooding.

If you are caught in a building by suddenly rising water, move to the second floor or the roof (you may need a tool to break through roof). Take drinking water, a flashlight and a portable radio with you. Wait for help.

If your car stalls in a flooded area, abandon it as soon as possible. Floodwater can sweep a car away.

Swimming or playing in or near floodwater is life threatening. Drainage ditches and canals carry fast-moving floodwater and are extremely dangerous. Explain this to your children.

Remember, **FLOODS ARE DECEPTIVE**. Try to avoid flooded areas, and do not attempt to walk through floodwater that is more than knee deep. **DO NOT DRIVE THROUGH FLOOD WATERS.**

Flood Insurance

The City of Kenner strongly recommends that you consider

purchasing flood insurance. Most standard homeowner's insurance policies do not cover losses from flooding. If your property is located in an area of Special Flood Hazard it is mandatory to obtain flood insurance when applying for a loan, grant or mortgage from lenders that are regulated, supervised or insured by Federal agencies such as the Federal Deposit Insurance Corporation. Renters can also buy policies to protect their personal property.

Flood insurance is available to all homeowners whether you live in a flood zone or not. If you do not live in a special flood hazard zone, the rates are lower. Talk to your insurance agent.

Drainage System Maintenance

It is illegal to dump debris in canals. Debris retards the water carrying capability of the channel. It can cause flooding or increase the damages during a flood period. Please contact the Department of Public Works at (504) 468-4040 whenever you see debris in a canal or someone dumping into a canal.

Property Protection

There are many things you can do to an existing building to minimize or eliminate the potential for flood damage.

Sandbags, plywood, plastic sheeting and lumber can be used to protect property temporarily. (Remember, sandbags should not be stacked directly against the outer walls of a building since wet bags may create added pressure on the foundation.) For low level flooding, simply elevating furniture or moving it to a higher floor can help decrease flood damage.

Permanent flood-proofing measures for flood-prone structures are preferable to temporary ones. Permanent retrofitting methods include elevating the structure, building floodwalls and closures, and protecting utilities. Contact the U.S. Corps