

FLOODING IN MANDEVILLE

Local Flood Hazard

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

The principle source of flood water in Mandeville is rain, which flows into Little Bayou Castain, Ravines Aux Coquilles, Bayou Chinchuba and Lake Pontchartrain. But in late summer, hurricanes and their tidal surges also pose a serious threat. The most recent flood event in Mandeville occurred in June 2003.

Drainage System Maintenance

Per City ordinances, 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 Building Inspection Department at 624-3104 whenever you see debris or someone dumping into a channel.

Flood Warning Systems

Four terms are used in a flood system. A ***Flood Watch*** means flooding is possible. A ***Flash Flood Watch*** means a flash flood, which can happen very quickly, is possible. A ***Flood Warning*** means a flood is occurring or will happen very soon.

These warnings are broadcast as issued by the National Weather Services, local and cable stations. Network stations receive the warnings for their announcements. WWL 870 is the official flood warning radio station for our area.

Flood Safety

Keep alert to rapidly changing weather and to new bulletins.

Learn the safety route from your home or business to

to reports of changing flood conditions.

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

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

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

Swimming or playing in or near flood water is life threatening. Drainage ditches and canals carry fast moving flood water 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 flood water that is more than knee deep.

Flood Insurance

The City of Mandeville strongly recommends that you consider purchasing flood insurance. Most standard homeowner's insurance policies do not cover losses from flooding. Renters can also buy policies to protect their personal property. There is a 30 day wait for a flood policy to become effective.

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. A single family residence can be insured up to \$250,000. Talk to your insurance agent.

AN IMPORTANT NOTICE TO MANDEVILLE RESIDENTS OF FLOOD HAZARD AREAS



Are you protected if this happens again?

higher, safer ground, but stay tuned

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.)

Permanent flood proofing measures for flood prone structures are preferable to temporary ones. These permanent retrofitting methods include elevating the structure, building flood walls and closures, and protecting utilities.

A booklet called *Flood Proofing Techniques, Programs, and References* (1996, 25pp) is free from the U.S. Army Corps of Engineers, National Flood Proofing Committee, Attn: CECW-PF, 20 Massachusetts Avenue, Washington, DC 20314-1000 or on the internet at <http://www.usace.army.mil/inet/functions/cw/cecwp/NFPC/nfpc.htm>

You can also get information on retrofitting from the St. Tammany Parish Public Library. In addition to retrofitting booklets, the main library has publications on flood insurance, flood protection, and floodplain management.

Services

Floods are unpleasant events. Find out what your chances of flooding are by contacting the Inspection and Code Enforcement Office at (985) 624-3104. Flood zone information can be issued upon written request. If your property is flood prone, then take appropriate steps to protect it against damage before the storm arrives.

If you have a flood or drainage problem, the Permit Department will review your situation and offer helpful suggestions. Call (985) 624-3104 to schedule an appointment at City Hall or a possible visit to your property. The Permit Department maintains a list of registered and insured surveyors, contractors, and engineers available to assist you, if needed.

Permits

Before proceeding with retrofitting measures, or any construction and development, check with the City of Mandeville Permit Office at (985) 624-3104 for applicable building code permit requirements and zoning restrictions.

Contact the Permit Office if you see any illegal development.

Property Protection Measures

There are several different ways to protect a building from flood damage.

Temporary (emergency)

- ! Relocate possessions to highest floor
- ! Place sandbags or similar barriers between flood water and the structure

Permanent (retrofitting)

- ! Elevate the building so that flood water does not reach any damageable area
- ! Flood proof the structure to the base flood elevation with wall coatings to make the building walls and floor watertight.