



St. James Parish Council

Ryan Louque
Chairman

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Vondra Etienne-Steib
Vice-Chairwoman

Linda Hubbell
Secretary

PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the following entitled ordinance was introduced at a regular meeting of the Parish Council of the Parish of St. James, State of Louisiana, on March 19, 2025, and laid over for publication of notice:

PROPOSED ORDINANCE 25-02 **ST. JAMES PARISH COUNCIL**

AN ORDINANCE AMENDING CHAPTER 50 FLOODS, OF THE ST. JAMES PARISH CODE OF ORDINANCES, AS IT PERTAINS TO UPDATED LEGISLATION BY THE STATE OF LOUISIANA

WHEREAS, state legislature has in R.S. 38:84 delegated the responsibility to local governmental units to adopt regulations designed to minimizes flood losses; and

WHEREAS, the Louisiana Administrative Code of June 2023 mandated a freeboard for flood protection; and,

WHEREAS, effective August 1, 2023, the design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas and coastal A zones, shall be in accordance with Chapter 5 of ASCE 7 and ASCE 24; and,

WHEREAS, local jurisdictions, utilizing flood plain manager, shall have the authority to adopted higher freeboard amounts as needed (CRS, etc.) but shall not have the authority to adopt freeboard amounts less than those required in ASCE-24.

NOW THEREFORE, BE IT ORDAINED, by the St. James Parish Council, that Chapter 50, Floods of the St. James Parish Code of Ordinances be and is hereby amended as shown in Exhibit A, attached hereto, are hereby adopted.

NOTICE IS HEREBY, FURTHER, GIVEN that the Parish Council of said Parish will meet at 6:00 p.m. on Wednesday, April 2, 2025, in the Council Chambers of the Parish Courthouse, 5800 Hwy 44, Convent, LA at which time there will be a public hearing on the adoption of the aforesaid ordinance.

s/ Ryan Louque
Chairman

s/Linda Hubbell
Secretary

Note: St. James Parish will provide, upon request, reasonable accommodation to any disabled individual wishing to attend the meeting. Anyone requiring reasonable accommodation is requested to contact 1-800-846-5277 (TDD), 1-800-947-5277 (Voice) or 562-2400 (Handicapped) to discuss the particular accommodation needed.

Todd Poche	Courtney Long	Ryan Louque	Neal Poche	Anthony Jasmin	Vondra Steib	Donald Nash
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District 1

District 2

District 3

District 4

District 5

District 6

District 7

ARTICLE II. FLOOD DAMAGE PREVENTION
DIVISION 1. GENERALLY

Sec. 50-23. Definitions.

Add:

Freeboard means an additional amount of height above the Base Flood Elevation used as a factor of safety (e.g., 2 feet above the Base Flood) in determining the level at which a structure's lowest floor must be elevated or floodproofed to be in accordance with state or community floodplain management regulations.

DIVISION 3. FLOOD HAZARD REDUCTION

Sec. 50-78. General standards.

Replace (4) with the highlighted text

(4) ~~All new construction or substantial improvements shall be constructed with the electrical, heating, ventilation, plumbing, and 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.~~

(4) All new construction or substantial improvements shall be constructed with the electrical, heating, ventilation, plumbing, and 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, and must be elevated to one foot above the base flood elevation but not less than +6.0 MSL.

Sec. 50-79. Specific standards.

Replace (2) a. with highlighted text

(2) Nonresidential construction. New construction or substantial improvement of any commercial, industrial or other nonresidential structure shall either:

a. ~~Have the lowest floor (including basement) elevated to the level of one foot above the base flood elevation but not less than +6.0 MSL; or~~

a. Must meet freeboard and have the lowest floor (including basement) elevated to the level of one foot above the base flood elevation but not less than +6.0 MSL.

Replace (4) c. 2. with highlighted text

c. Manufactured homes that are placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1—30, AH, and AE on the parish's FIRM that are not subject to the provisions of subsection (4)b of this section must be elevated so that either:

2. ~~The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and is securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.~~

2. The manufactured home chassis is supported by reinforced piers or other foundation elements and is securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

Add highlighted as (5) a.

(5) Mechanical and utility equipment. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

a. All mechanical and utility equipment shall be elevated to one foot above the base flood elevation but not less than +6.0 MSL

Sec. 50-81. Standards for areas of shallow flooding (AO/AH zones).

Replace (1) with highlighted text

(1) ~~All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated to one foot above the base flood elevation but not less than +6.0 MSL or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).~~

(1) All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated to one foot above the base flood elevation but not less than +6.0 MSL or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least three feet if no depth number is specified).

Todd Poche	Courtney Long	Ryan Louque	Neal Poche	Anthony Jasmin	Vondra Steib	Donald Nash
District 1	District 2	District 3	District 4	District 5	District 6	District 7