

CODE OF ORDINANCES SAVANNAH, GEORGIA

DIVISION II

PART 8- PLANNING AND REGULATION OF DEVELOPMENT^[1]

CHAPTER 7. - FLOOD DAMAGE PREVENTION^[16]

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Editor's note— Ord. of 9-25-2008, art. 1, § A through art. F, amended ch. 7 in its entirety and enacted similar provisions as set out herein. The former ch. 7 derived from Code 1977, §§ 8-7001—8-7007; Ord. of 1-30-1997, § 1; Ord. of 12-12-2002(6), § 8; Ord. of 12-27-2001(4), § 1; and Ord. of 1-18-2007(3), § 1.

Cross reference— Streets and sidewalks, § 4-1001 et seq.; harbor and port of Savannah, § 4-6001 et seq.

ARTICLE A. - STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

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Sec. 8-7001. - Statutory authorization.

Article IX, section II of the Constitution of the State of Georgia and O.C.G.A. § 36-1-20(a) have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Mayor and Aldermen of the City of Savannah, Georgia, do ordain as follows:

(Ord. of 9-25-2008, art. 1, § A)

Sec. 8-7002. - Findings of fact.

- a. The flood hazard areas of Savannah, Georgia, are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- b. These flood losses are caused by the occupancy in flood hazard areas of uses vulnerable to floods, which are inadequately elevated, floodproofed, or otherwise unprotected from flood damages, and by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities.

(Ord. of 9-25-2008, art. 1, § B)

Sec. 8-7003. - Statement of purpose.

It is the purpose of this chapter to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
2. Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which increase flood heights, velocities, or erosion;
3. Control filling, grading, dredging and other development which may increase flood damage or erosion, and;
4. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands;
5. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters.

(Ord. of 9-25-2008, art. 1, § C)

Sec. 8-7004. - Objectives.

The objectives of this chapter are:

1. To protect human life and health;
2. To minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; streets and bridges located in floodplains;
3. To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas;
4. To minimize expenditure of public money for costly flood control projects;
5. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
6. To minimize prolonged business interruptions; and
7. To ensure that potential homebuyers are notified that property is in a flood area.

(Ord. of 9-25-2008, art. 1, § D)

Secs. 8-7005—8-7009. - Reserved.

ARTICLE B. - GENERAL PROVISIONS

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- **Secs. 8-7019—8-7029. - Reserved.**

Sec. 8-7010. - Lands to which this chapter applies.

This chapter shall apply to all areas within the jurisdiction of Savannah, Georgia, as defined below in section 8-7011.

(Ord. of 9-25-2008, art. 2, § A)

Sec. 8-7011. - Basis for area of special flood hazard.

The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in its flood insurance study (FIS) dated August 16, 2018 (i.e., most current FIRM map), with accompanying maps and other supporting data and any revision thereto, are adopted by reference and declared a part of this chapter. For those land areas acquired by a municipality through annexation, the current effective FIS, supporting data and any revision thereto, for Chatham County, dated August 16, 2018, are hereby adopted by reference.

Areas of special flood hazard may also include those areas known to have flooded historically or defined through hydraulic analysis modeling, or other standard engineering analysis by governmental agencies or private parties but not yet incorporated in a FIS. The data utilized in the FIS is NAVD North American Vertical Datum of 1988.

The repository for public inspection of the flood insurance study (FIS), accompanying maps and other supporting data is located [in the] development services offices of the city. Repetitive flooding records are maintained by the city's stormwater management department.

(Ord. of 9-25-2008, art. 2, § B)

Sec. 8-7012. - Establishment of development permit.

A development permit shall be required in conformance with the provisions of this chapter prior to the commencement of any development activities.

(Ord. of 9-25-2008, art. 2, § C)

Sec. 8-7013. - Compliance.

No structure or land shall hereafter be located, extended, converted or altered without full compliance with the terms of this chapter and other applicable regulations.

(Ord. of 9-25-2008, art. 2, § D)

Sec. 8-7014. - Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate, or impair any existing ordinance, easements, covenants, or deed restrictions. However, where this chapter and another conflict or overlap, whichever imposes the more-stringent restrictions shall prevail.

(Ord. of 9-25-2008, art. 2, § E)

Sec. 8-7015. - Interpretation.

In the interpretation and application of this chapter all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body, and;
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

(Ord. of 9-25-2008, art. 2, § F)

Sec. 8-7016. - Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur; flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

(Ord. of 9-25-2008, art. 2, § G)

Sec. 8-7017. - Penalties for violation.

Failure to comply with the provisions of this chapter or with any of its requirements, including conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a violation. Any person who violates this chapter or fails to comply with any of its requirements shall, upon conviction thereof, be punished in accordance with section 1-1013 of the City of Savannah's Code (not more than \$1,000.00 or imprisoned for not more than 30 days, or both), and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the city from taking such other lawful actions as is necessary to prevent or remedy any violation.

(Ord. of 9-25-2008, art. 2, § H)

Sec. 8-7018. - Repeal of previous ordinance.

All previous versions of the flood damage protection ordinance are hereby repealed.

(Ord. of 9-25-2008, art. 2, § 1)

Secs. 8-7019—8-7029. - Reserved.

ARTICLE C. - ADMINISTRATION

Contents:

- **Sec. 8-7030. - Designation of chapter administrator.**
- **Sec. 8-7031. - Permit procedures.**
- **Sec. 8-7032. - Duties and responsibilities of the administrator.**
- **Secs. 8-7033—8-7044. - Reserved.**

Sec. 8-7030. - Designation of chapter administrator.

The development services director, the city engineer, or their designee are hereby appointed to administer and implement the provisions of this chapter.

(Ord. of 9-25-2008, art. 3, § A)

Sec. 8-7031. - Permit procedures.

Application for a development permit shall be made to the city engineer on forms furnished by the city prior to any development activities, and may include, but not be limited to the following: plans in duplicate drawn to scale showing the elevations of the area in question and the nature, location, dimensions, of existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities.

Specifically, the following information is required:

1. *Application stage.*
 - a. Elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all proposed structures;
 - b. Elevation in relation to mean sea level to which any non-residential structure will be floodproofed;
 - c. Design certification from a registered professional engineer or architect that any proposed nonresidential floodproofed structure will meet the floodproofing criteria of subsections 8-7046(2) and 8-7048(2);
 - d. Design certification from a registered professional engineer or architect that any new construction or substantial improvement placed in a coastal high hazard area will meet the criteria of subsection 8-7050(5);
 - e. Description of the extent to which any watercourse will be altered or relocated as a result of a proposed development;
 - f. All certificates shall be submitted in the same datum as identified in 8-7011, and;
2. *Construction stage.* For all new construction and substantial improvements, the permit holder shall provide to the development services director an as-built certification of the regulatory

floor elevation or floodproofing level immediately after the lowest floor or floodproofing is completed. Where a structure is subject to the provisions applicable to coastal high hazards areas, after placement of the lowest horizontal structural members. Any regulatory floor certification made relative to mean sea level shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. When floodproofing is utilized for nonresidential structures, said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same.

Any work undertaken prior to submission of these certifications shall be at the permit holder's risk.

The development services director shall review the above referenced certification data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being allowed to proceed. Failure to submit certification or failure to make said corrections required hereby shall be cause to issue a stop-work order for the project.

(Ord. of 9-25-2008, art. 3, § B)

Sec. 8-7032. - Duties and responsibilities of the administrator.

Duties of city engineer and development services director shall include, but shall not be limited to:

1. Review all development permits to assure that the permit requirements of this chapter have been satisfied.
2. Review proposed development to assure that all necessary permits have been received from governmental agencies from which approval is required by federal or state law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. Require that copies of such permits be provided and maintained on file.
3. Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding.
4. When base flood elevation data or floodway data have not been provided in accordance with section 8-7011, then the city engineer shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other sources in order to administer the provisions of article D.
5. Notify adjacent communities and the Georgia Department of Natural Resources prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).
6. For any altered or relocated watercourse, submit engineering data/analysis within six months to FEMA to ensure accuracy of community flood maps through the letter of map revision process. Assure flood-carrying capacity of any altered or relocated watercourse is maintained.
7. Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the city's stormwater management director shall make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this chapter.
8. Review and record the actual elevation in relation to mean sea level (or highest adjacent grade) of the regulatory floor, including basement, of all new or substantially improved structures in accordance with subsection 8-7031(2).

9. Review and record the actual elevation, in relation to mean sea level to which any new or substantially improved structures have been floodproofed, in accordance with subsections 8-7031(2) and 8-7033(2).
10. When floodproofing is utilized for a structure, the development services director shall obtain certification of design criteria from a registered professional engineer or architect in accordance with subsections 8-7031(1)(c) and (2) or 8-7033(2).
11. Development services director shall review submitted design certification from a registered professional engineer or architect that any new construction or substantial improvement placed in a coastal high hazard area will meet the criteria of subsection 8-7050(5).
12. Make substantial damage determinations following a flood event or any other event that causes damage to structures in flood hazard areas.
13. All records pertaining to the provisions of this chapter shall be maintained in the office of the development services director and shall be open for public inspection.
14. If a portion of the structure is located in a special flood hazard area (SFHA), the entire structure shall comply with the requirements of this ordinance.
15. If a structure is located in multiple flood zones and/or base flood elevations (BFEs), the entire structure shall comply with the most restrictive requirement of this ordinance.

(Ord. of 9-25-2008, art. 3, § C)

Secs. 8-7033—8-7044. - Reserved.

ARTICLE D. - PROVISIONS FOR FLOOD HAZARD REDUCTION

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- **Sec. 8-7045. - General standards.**
- **Sec. 8-7046. - Specific standards.**
- **Sec. 8-7047. - Building standards for streams without established base flood elevations and/or floodway (A-zones).**
- **Sec. 8-7048. - Standards for areas of special flood hazard (zones AE) with established base flood elevations without designated floodways.**
- **Sec. 8-7049. - Standards for areas of shallow flooding (AO zones).**
- **Sec. 8-7050. - Coastal high hazard areas (V-zones).**
- **Sec. 8-7051. - Standards for subdivisions.**
- **Sec. 8-7052. - Standard for critical facilities.**
- **Secs. 8-7053—8-7064. - Reserved.**

Sec. 8-7045. - General standards.

In all areas of special flood hazard and also including those areas known to have flooded historically or defined through hydraulic modeling or other standard engineering analysis by governmental agencies or private parties but not yet incorporated in an FIS, the following provisions are required:

1. *Anchors.* New construction and substantial improvements of existing structures shall be anchored to prevent flotation, collapse or lateral movement of the structure;
2. *Materials; utility equipment.* New construction and substantial improvements of existing structures shall be constructed with materials and utility equipment resistant to flood damage;
3. *Methods; practices.* New construction or substantial improvements of existing structures shall be constructed by methods and practices that minimize flood damage;
4. *Elevated buildings.* All new construction or substantial improvements of existing structures that include any fully enclosed area located below the lowest floor formed by foundation and other exterior walls shall be designed so as to be an unfinished or flood resistant enclosure. The enclosure shall be designed to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater. (Not applicable in coastal high hazard areas).
 - a. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:
 - i. Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - ii. The bottom of all openings shall be no higher than one foot above grade; and,
 - iii. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwater in both directions.
 - b. So as not to violate the "lowest-floor" criteria of this chapter, the unfinished or flood-resistant enclosure shall only be used for parking of vehicles, limited storage of maintenance equipment used in connection with the premises, or entry to the elevated area.
 - c. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.
5. All heating and air conditioning equipment and components (including ductwork), all electrical (except the main disconnect, the electric meter, and one ground fault interrupted outlet and switch), ventilation, plumbing fixtures, 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.
6. Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable State requirements for resisting wind forces.
7. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

8. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
9. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding, and;
10. Any alteration, repair, reconstruction or improvement to a structure, which is not compliant with the provisions of this chapter, shall be undertaken only if the non-conformity is not furthered, extended or replaced.
11. The Special Flood Hazard Area (SFHA) Permit applicant must sign and record a “Non-conversion Agreement” for certain structures in the floodplain as provided by the City Engineer. The agreement must state that areas located below the design flood elevation (DFE) shall not be converted to habitable space and must allow the Development Services Director/City Engineer access to ensure the area is not in violation of this ordinance. The owner must record the agreement with the deed for future owners’ reference.
12. Any structures utilizing floodproofing measures must submit an operations and maintenance plan to ensure continued viability of the floodproofing measures.

(Ord. of 9-25-2008, art. 4, § A)

Sec. 8-7046. - Specific standards.

In all areas of special flood hazard designated as A1-30, AE, AH, A (with estimated BFE), the following provisions are required:

1. *New construction and/or substantial improvements.* Where base flood elevation data are available, new construction and/or substantial improvement of any structure or manufactured home shall have the lowest floor, including basement, elevated no lower than two feet above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with standards of subsection 8-7045(4), "Elevated buildings".

All heating and air conditioning equipment and components (including ductwork), all electrical (except the main disconnect, the electric meter, and one ground fault interrupted outlet and switch), ventilation, plumbing fixtures and other service facilities shall be elevated at or above two feet above the base flood elevation.

2. *Nonresidential construction.* New construction and/or the substantial improvement of any structure located in A1-30, AE, or AH zones, may be floodproofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be water-tight to two feet above the base flood elevation, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the official as set forth above and in subsection 8-7032(6).
3. *Standards for manufactured homes and recreational vehicles.* Where base flood elevation data are available:
 - a. All manufactured homes placed and/or substantially improved on:
 - i. Individual lots or parcels,

- ii. In new and/or substantially improved manufactured home parks or subdivisions,
 - iii. In expansions to existing manufactured home parks or subdivisions, or
 - iv. On a site in an existing manufactured home park or subdivision where a manufactured home has incurred "substantial damage" as the result of a flood, must have the lowest floor including basement, elevated no lower than two feet above the base flood elevation.
- b. Manufactured homes placed and/or substantially improved in an either existing manufactured home park or subdivision must be elevated so that:
- i. The lowest horizontal structural member to the lowest floor of the manufactured home is elevated no lower than two feet above the level of the base flood elevation, and
 - ii. The manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least an equivalent strength) of no less than 48 inches in height above grade.
- c. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

Cross reference— See subsection [8-7045\(6\)](#).

- d. All recreational vehicles placed on sites must either:
 - i. Be on the site for fewer than 180 consecutive days.
 - ii. Be fully licensed and ready for highway use, (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions), or
 - iii. The recreational vehicle must meet all the requirements for "New Construction", including the anchoring and elevation requirements of subsections (3)(a), (b) and (c), above.
4. *Floodway*. Located within areas of special flood hazard established in section [8-7011](#) are areas designated as floodway. A floodway may be an extremely hazardous area due to velocity floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights. Therefore, the following provisions shall apply:
- a. Encroachments are prohibited, including earthen fill, new construction, substantial improvements or other development within the regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels or floodway widths during a base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof.
 - b. Only if subsection (4)(a) above is satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of this article.

(Ord. of 9-25-2008, art. 4, § B)

Sec. 8-7047. - Building standards for streams without established base flood elevations and/or floodway (A-zones).

Located within the areas of special flood hazard established in section 8-7011, where streams exist but no base flood data have been provided (A-zones), or where base flood data have been provided but a floodway has not been delineated, the following provisions apply:

1. When base flood elevation data or floodway data have not been provided in accordance with section 8-7011, then the city engineer shall obtain, review, and reasonably utilize any scientific or historic base flood elevation and floodway data available from a federal, state, or other source, in order to administer the provisions of this article. Only if data are not available from these sources, then the following provisions ([subsections] (2) and (3)) shall apply:
2. No encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or 25 feet, whichever is greater, measured from the top of the stream bank, unless:
 - a. An equal or greater volume of material is excavated from the floodplain at the point of encroachment, such that there is no increase in the base flood elevation at any point within the community; and
 - b. Certification by a registered professional engineer is provided demonstrating that such encroachment and its mitigation shall not result in any increase in flood levels during the occurrence of the base flood discharge.
3. In special flood hazard areas without base flood elevation data, new construction and substantial improvements of existing structures shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than four feet above the highest adjacent grade at the building site. (NOTE: Require the lowest floor to be elevated two feet above the estimated base flood elevation in A-zone areas where a limited detail study has been completed). Openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with standards of subsection 8-7045(4), "Elevated buildings".

All heating and air conditioning equipment and components (including ductwork), all electrical (except the main disconnect, the electric meter, and one ground fault interrupted outlet and switch), ventilation, plumbing fixtures, and other service facilities shall be elevated no less than three feet above the highest adjacent grade at the building site.

The development services director shall certify the lowest floor elevation level and the record shall become a permanent part of the permit file.

(Ord. of 9-25-2008, art. 4, § C)

Sec. 8-7048. - Standards for areas of special flood hazard (zones AE) with established base flood elevations without designated floodways.

Located within the Areas of Special Flood Hazard established in section 8-7011, where streams with base flood elevations are provided but no floodways have been designated (zones AE), the following provisions apply:

1. No encroachments, including fill material, new structures or substantial improvements shall be located within areas of special flood hazard unless:

- a. Any fill material or portion of any other improvement placed inside a special flood hazard area (SFHA) below base flood elevation shall be mitigated on site or on an adjacent site by an equal or greater volume of excavated material. The mitigation excavation must be connected to the special flood hazard area at an elevation less than or equal to an elevation two feet below the 100-year flood plain elevation; or,
- b. A stormwater conveyance system is sized and constructed to convey the 100-year 24-hour storm to a suitable outfall.

In either case, certification by a registered professional engineer shall be provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood at any point within the community. The engineering certification should be supported by verifiable technical data that conforms to standard hydraulic engineering principles.

2. New construction or substantial improvements of buildings shall be elevated or flood-proofed to elevations established in accordance with section [8-7046](#).

(Ord. of 9-25-2008, art. 4, § D)

Sec. 8-7049. - Standards for areas of shallow flooding (AO zones).

Areas of special flood hazard established in section [8-7011](#) may include designated "AO" shallow flooding areas. These areas have base flood depths of one to three feet above ground, with no clearly defined channel. The following provisions apply:

1. All new construction and substantial improvements of residential and non-residential structures shall have the lowest floor, including basement, elevated to the flood depth number specified on the flood insurance rate map (FIRM), above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated at least four feet above the highest adjacent grade. Openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with standards of subsection [8-7045\(4\)](#), "Elevated buildings".

The development services director shall certify the lowest floor elevation level and the record shall become a permanent part of the permit file.

2. New construction or the substantial improvement of a nonresidential structure may be floodproofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be watertight to the specified FIRM flood level plus two feet, above highest adjacent grade, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the official as set forth above and as required in subsections [8-7031\(1\)](#) and (2).
3. Drainage paths shall be provided to guide floodwater around and away from any proposed structure.

(Ord. of 9-25-2008, art. 4, § E)

Sec. 8-7050. – Standards for coastal high hazard areas (V-zones and Coastal A (LiMWA)).

Located within the areas of special flood hazard established in section 8-7011, are areas designated as coastal high hazard areas (V-zones and Coastal A). These areas have special flood hazards associated with wave action and storm surge; therefore, the following provisions shall apply:

1. All new construction and substantial improvements of existing structures shall not be located within the buffer of the state waters and salt marsh as determined by the Georgia Department of Natural Resources;
2. All new construction and substantial improvements of existing structures shall be elevated on piles or columns parallel to the flow of water so that the bottom of the lowest supporting horizontal structural member (excluding pilings or columns) is located no lower than two feet above the base flood elevation level. All space below the lowest supporting member shall remain free of obstruction or constructed with nonsupporting breakaway walls. Open wood lattice work or decorative screening may be permitted for aesthetic purposes only and must be designed to wash away in the event of abnormal wave action and in accordance with subsection (6) below;
3. All new construction and substantial improvements of existing structures shall be securely anchored on pilings or columns; and
4. All pile and column foundations and the structures attached thereto shall be anchored to resist flotation, collapse, and lateral movement due to the combined effects of wind and water loads acting simultaneously on all building components, both (nonstructural and structural). Water loading values shall equal or exceed those of the base flood. Wind loading values shall be in accordance with the most current edition of the Standard Building Code.
5. A registered professional engineer or architect shall certify that the design, specifications and plans for construction are in compliance with the provisions contained in subsections (2), (3), and (4) herein.
6. All space below the lowest horizontal supporting member must remain free of obstruction. Breakaway walls, open wood lattice work or decorative screening may be permitted and must be designed to wash away in the event of abnormal wave action without causing structural damage to the supporting foundation or elevated portion of the structure. The following design specifications are allowed:
 - a. The design safe loading resistance of each wall shall not be less than ten nor more than 20 pounds per square foot; or
 - b. If more than 20 pounds per square foot, a registered professional engineer or architect shall certify that the design wall collapse would result from a water load less than that which would occur during the base flood event, and the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components during the base flood event. Maximum wind and water loading values to be used in this determination shall each have one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

- c. Any such enclosed space shall not be used for human habitation, but shall be designed to be used only for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises.
 - d. To have a breakaway wall, other than screening or open wood latticework, the owner must sign a non-conversion agreement stating that these areas shall not be converted to habitable space allowing the Development Services Director access to ensure the enclosed area is not in violation to this ordinance. The owner must record the agreement with the deed for future owners.
7. Prior to construction, plans for any structures having open wood latticework or decorative screening must be submitted to the Development Services Director for approval;
8. Any alteration, repair, reconstruction or improvement to any structure shall not enclose the space below the lowest floor except with open wood latticework or decorative screening, as provided in this Section.
9. There shall be no fill used as structural support, or to elevate areas used for septic tank drain fields. Noncompacted fill may be used around the perimeter of a building for landscaping/aesthetic purposes provided the fill will wash out from storm surge, (thereby rendering the building free of obstruction) prior to generating excessive loading forces, ramping effects, or wave deflection. The Development Services Director may approve design plans for landscaping/aesthetic fill only after the applicant has provided an analysis by an engineer, architect, and/or soil scientist, which demonstrates that the following factors have been fully considered:
 - a. Particle composition of fill material does not have a tendency for excessive natural compaction;
 - b. Volume and distribution of fill will not cause wave deflection to adjacent properties; and
 - c. Slope of fill will not cause wave run-up or ramping.
10. There shall be no alteration of sand dunes, mangrove stands or hammocks, which would increase potential flood damage;
11. Prohibit the placement of manufactured homes (mobile homes), except in an existing manufactured homes park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision provided the anchoring standards of Section 8-7046(3) are met.
12. Recreational vehicles placed on site must either:
 - a. Be on the site for fewer than 180 days,
 - b. Be fully licensed and ready for highway use, (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions), or
 - c. Meet the elevation requirements of Section 8-7050(2) and anchoring requirements for manufactured (mobile) homes is Section 8-7046 (3)(c).

(Ord. of 9-25-2008, art. 4, § F)

Sec. 8-7051. - Standards for subdivisions and development proposals.

1. In addition to meeting all requirements of the City of Savannah [Code] sections 4-11001, 8-6001, and 8-2001, all subdivision and/or development proposals shall be consistent with the need to minimize flood damage;
2. All subdivision and/or development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
3. All subdivision and/or development proposals shall have adequate drainage provided to reduce exposure to flood hazards, and;
4. For subdivisions and/or developments greater than 50 lots or five acres, whichever is less, base flood elevation data shall be provided for subdivision and all other proposed development, including manufactured home parks and subdivisions. After all required construction permitting is obtained, any changes or revisions to the flood data adopted herein and shown on the FIRM shall be submitted by the developer's engineer to FEMA for review as a conditional letter of map revision (CLOMR) or conditional letter of map amendment (CLOMA), whichever is applicable. Upon completion of the project, the developer is responsible for submitting the "as-built" data to FEMA in order to obtain the final LOMR. The developer's engineer shall additionally provide the development services director with all digital data needed to update local versions of the DFIRM.
5. All subdivision plats shall delineate all zones as determined from information provided in section 8-7011, to include using the same datum, all letter of map amendments, and designed finish floor, garage, and carport elevations.

(Ord. of 9-25-2008, art. 4, § G)

Sec. 8-7052. - Standard for critical facilities.

1. Buildings housing new critical facilities shall not be located in the 100-year floodplain or the 500-year floodplain.
2. All ingress and egress from any new critical facility buildings must be protected to the 500-year flood elevation.
3. Substantial improvements to critical facilities may be considered as new critical facilities.
4. Hazardous materials shall not be stored in the SFHA. The following materials are prohibited in the SFHA. Acetone, ammonia, benzene, calcium, carbide, carbon disulfide, celluloid, chlorine, hydrochloric acid, prussic, magnesium, nitric acid, oxides of nitrogen, phosphorus, potassium, sodium, and sulfur.

(Ord. of 9-25-2008, art. 4, § H)

Secs. 8-7053—8-7064. - Reserved.

ARTICLE E. - VARIANCE PROCEDURES

Contents:

- **Sec. 8-7065. - Variance procedures.**
- **Secs. 9-7066—8-7074. - Reserved.**

Sec. 8-7065. - Variance procedures.

- a. The city engineer shall hear and decide requests for appeals or variance from the requirements of this chapter.
- b. The city manager shall hear and decide requests for appeals from the requirements of this chapter. The city manager shall hear and decide appeals when it is alleged an error in any requirement, decision, or determination is made by the development services director, the city engineer, or the stormwater management director in the enforcement or administration of this chapter.
- c. Any person aggrieved by the decision of the city manager may appeal such decision to the superior court as provided in O.C.G.A. § 15-6-8.
- d. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum to preserve the historic character and design of the structure.
- e. Variances may be issued for development necessary for the conduct of a functionally dependent use, provided the criteria of this article are met, no reasonable alternative exists, and the development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety.
- f. Variances shall not be issued within any designated floodway or any special hazard flood area if any increase in flood levels during the base flood discharge would result.
- g. In reviewing such requests, the city engineer shall consider all technical evaluations, relevant factors, and all standards specified in this and other sections of this chapter.
- h. Conditions for variances:
 1. A variance shall be issued ONLY when there is:
 - i. A finding of good and sufficient cause;
 - ii. A determination that failure to grant the variance would result in exceptional hardship; and
 - iii. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 2. The provisions of this chapter are minimum standards for flood loss reduction; therefore, any deviation from the standards must be weighed carefully. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and, in the instance of an historic structure, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.
 3. Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation of the proposed lowest floor and stating that the cost of flood insurance will be commensurate with the increased risk to life and property resulting from the reduced lowest floor elevation.

4. The development services director shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

i. Upon consideration of the factors listed above and the purposes of this chapter, the development services director may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

(Ord. of 9-25-2008, art. 5)

Secs. 9-7066—8-7074. - Reserved.

ARTICLE F. - DEFINITIONS

Contents:

- **Sec. 8-7075. - Definitions.**

Sec. 8-7075. - Definitions.

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

Accessory structure means a structure having minimal value and used for parking, storage and other nonhabitable uses, such as garages, carports, storage sheds, pole barns, hay sheds and the like. Any structures that are at or less than 120 square feet are not required to be permitted. All others must be constructed in accordance with construction below the base flood elevation to include hydrostatic vents and flood-resistant materials and out inline (sic) in FEMA technical bulletins.

Addition (to an existing building) means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition which is connected by a firewall or is separated by an independent perimeter load-bearing wall, shall be considered "new construction".

Appeal means a request for a review of the city engineer's, development services director's or stormwater management director's interpretation of any provision of this chapter.

Area of shallow flooding means a designated AO or AH zone on a community's flood insurance rate map (FIRM) with base flood depths from one to three feet, and/or where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

Area of special flood hazard means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. In the absence of official designation by the Federal Emergency Management Agency, areas of special flood hazard shall be those designated by the local community and referenced in section [8-7011](#).

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year.

Base flood elevation (BFE) means the elevation shown on the flood insurance rate map for zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the

water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

Basement means that portion of a building having its floor sub grade (below ground level) on all sides.

Breakaway wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

Building see definition for “Structure”

Coastal High Hazard Area means a Special Flood Hazard Area (SFHA) along the coast that has additional hazards due to wind and wave action. The coastal high hazard areas are identified as Coastal A and V Zones on Flood Insurance Rate Maps (FIRMs). The LiMWA marks the inland limit of the Coastal A Zone.

Critical facility means any public or private facility building which, if flooded, would create an added dimension to the disaster or would increase the hazard to life and health. Critical facilities include:

- a. Structures or facilities that produce, use, or store highly volatile, flammable, explosive, toxic, or water-reactive materials;
- b. Hospitals and nursing homes, and housing for the elderly, which are likely to contain occupants who may not be sufficiently mobile to avoid the loss of life or injury during flood and storm events;
- c. Emergency operation centers or data storage centers which contain records or services that may become lost or inoperative during flood and storm events;
- d. Generating plants, and other principal points of utility lines.
- e. Critical facilities do not include water wells, sanitary lift stations, or stormwater pump stations that are required to be in low lying area for the development of the area

Design Flood Elevation (DFE) means the elevation of the highest flood (generally the base flood elevation (BFE) including freeboard) that a retrofitting method is designed to protect against. Also referred to as Flood Protection Elevation.

Development means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, and storage of materials or equipment.

Elevated building means a nonbasement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls, pilings, columns, or piers adequately anchored so as not to impair the structural integrity of the building during a base flood event.

Existing construction means, for the purposes of determining rates, structures for which the "start of construction" commenced before July 1, 1974.

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and final site grading or the pouring of concrete pads) is completed before July 30, 1987.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

FEMA means the Federal Emergency Management Agency.

Flood or **flooding** means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- a. The overflow of inland or tidal waters; or
- b. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood hazard boundary map (FHBM) means an official map of a community, issued by the Federal Insurance Administration, where the boundaries of areas of special flood hazard have been defined as zone A.

Flood insurance rate map (FIRM) means an official map of a community, issued by the Federal Insurance Administration, delineating the areas of special flood hazard and/or risk premium zones applicable to the community.

Flood Insurance Study (FIS) means the official report by the Federal Insurance Administration evaluating flood hazards and containing flood profiles and water surface elevations of the base flood.

Floodplain means any land area susceptible to flooding.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Highest adjacent grade means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed foundation of a building.

Historic structure means any structure that is;

- a. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register:

- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district:
- c. Individually listed on a state inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - 1. By an approved state program as determined by the Secretary of the Interior; or
 - 2. Directly by the Secretary of the Interior in states without approved programs.

Letter of map amendment (LOMA) means administrative procedures to change the designation of properties on the FIRM that are designated to be in the floodplain or floodway.

Letter of map revision based on fill or LOMR-F means administrative procedures to change the designation of properties on the FIRM that are designated to be in the floodplain or floodway based on fill being brought onto the site.

Limit of Moderate Wave Action (LiMWA) means the delineating line indicating the landward limit of waves ranging from 1.5 to 3.0 feet in height within the AE flood zone. The LiMWA determines the landward limit of the Coastal A Zone.

Lowest floor means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of other provisions of this code.

Manufactured home means a building, transportable in one or more sections, built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mean sea level means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum to which base flood elevations shown on a community's flood insurance rate map are referenced.

National Geodetic Vertical Datum (NGVD) as corrected in 1929 means a vertical control used as a reference for establishing varying elevations within the floodplain.

New construction means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced after July 1, 1974, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced after July 30, 1987, [the effective date of the first floodplain

management ordinance adopted by the community] and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after July 30, 1987.

Non-engineered foundation openings. Each of the following four design criteria must be met for new and substantially improved A-zone buildings that have enclosed areas below the BFE with openings not designed and certified by a design professional:

- a. There must be a minimum of two openings on different sides of each enclosed area.
- b. The total area of all openings must be at least one square inch for each one square foot of enclosed area.
- c. The bottom of each opening can be no more than one foot above the adjacent grade.
- d. Any louvers, screens, or other opening covers must not block or impede the automatic flow of floodwaters into and out of the enclosed area.

North American Vertical Datum (NAVD) has replaced the National Geodetic Vertical Datum of 1929 in existing and future FEMA flood modernization maps. In Savannah, an adjustment of 0.94 foot less than the NGVD datum.

Recreational vehicle means a vehicle which is:

- a. Built on a single chassis;
- b. Four hundred square feet or less when measured at the largest horizontal projection;
- c. Designed to be self-propelled or permanently towable by a light duty truck; and
- d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Repetitive loss means flood-related damages sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damaged occurred.

Special flood hazard area means an area having special flood, mudslide (i.e., mudflow), and/or flood-related erosion hazards, and shown on a FHBM or FIRM as zone A, AO, A1-30, AE, A99, AH, AR, AR/A, AR/AE, AR/AH, AR/AO, AR/A1-30, VO, V1-30, VE, V, M, or E, or as otherwise defined in section [8-7011](#).

Start of construction means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of the structure such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation, and includes the placement of a manufactured home on a foundation. (Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of buildings appurtenant to the permitted structure, such as garages or sheds not occupied as dwelling units or part of the main structure. (NOTE: accessory structures are not exempt from any

ordinance requirements) For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means a walled and roofed building including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Subdivision means the division of a single lot into two or more lots for the purpose of sale or development.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition, taking place in a five-year period in which the cumulative cost would equal or exceed 50 percent of the market value of the structure before the damage occurred. This term includes structures which have occurred [incurred] "repetitive loss" or "substantial damage", regardless of the actual repair work performed.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during a five-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have occurred "repetitive loss" or "substantial damage", regardless of the actual repair work performed. NOTE: The market value of the structure should be:

1. The appraised value of the structure prior to the start of the initial repair or improvement, or
2. In the case of damage, the value of the structure prior to the damage occurring.

This term includes structures which have incurred "substantial damage", regardless of the actual amount of repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
2. Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure".

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 structure commences, whether or not that alteration affects the external dimensions of the structure.

Substantially improved existing manufactured home parks or subdivisions is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads, taking place during a five5-year period, in which the cumulative cost equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Technical bulletin. The technical bulletins provide guidance concerning the building performance standards of the NFIP, which are contained in title 44 of the U.S Code of Federal Regulations at section 60.3. The bulletins are intended for use by local official for interpreting and enforcing NFIP regulations.

New bulletins and updates of existing bulletins are issued periodically. Bulletins do not create regulations; rather they provide specific guidance for complying with the minimum requirements of existing NFIP regulations.

Variance means a grant of relief from the requirements of this chapter, which permits construction in a manner otherwise prohibited by this chapter.

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, or other certifications, or other evidence of compliance required by this ordinance is presumed to be in violation until such time as that documentation is provided.

(Ord. of 9-25-2008, art. F)