

FLOODPROOFING

There are different ways to protect a building from flood damage:

- ◆ Elevate furnaces and water heaters to a raised platform.
- ◆ Apply watertight seals to brick and block walls to protect against low-level flooding.
- ◆ Many homes—even those outside the floodplain—have sewers that may back-up into a basement during heavy rain. A plug or standpipe can stop this if the water does not rise more than 1 or 2 feet deep.

BUILDINGS IMPROVEMENTS & REPAIR

Floodplain areas: If the cost to *improve* a building or the cost to *repair* damage (from any cause) exceeds 50% of the market value of the building (excluding land value), in order for the new work to be approved, the National Flood Insurance Program requires the entire structure be made to comply with current floodplain management standards. This requirement pertains to any type of building and affects reconstruction, exterior and interior remodeling, rehabilitation, and additions.

IMPORTANT! The cost of building repair or improvements is added to the cost of previous work that has been documented by building permits and compared to the market value of the structure to determine if the proposed work will exceed 50% of its value.

Remember...a permit is required PRIOR to the start of work! For information, contact the Building Inspector at (920) 322-3570.

DRAINAGE

A permit is required for the placement of fill on a property. Depending on the circumstances of the property and the amount of fill to be placed, a drainage plan drawn by a professional land surveyor or engineer may be required.

The topography of Fond du Lac is relatively flat, which can cause drainage issues in many areas of the city. As time passes, erosion and the addition of fill and landscaping can sometimes disrupt the proper flow of water. If standing water persists for more than four or five days, and you live in a subdivision built prior to 1974, contact the City Engineering Division at (920) 322-3470 to see what help might be available.

DITCHES & STREAMS

As simple as it may sound, keeping ditches and streams free of debris improves the run-off capacity of low-lying areas and greatly reduces the blockage that may contribute to flooding.

**It is illegal to dump materials into a waterway or drainage course.
Violators may be fined.**

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FLOOD

Protection
INFORMATION



CITY OF FOND DU LAC

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Community Development
(920) 322-3440
Building Inspection
(920) 322-3570
City Engineering
(920) 322-3470

What you should know...

- ◆ The area of the 100-year floodplain is referred to as a *Special Flood Hazard Area*. In the timespan of a 30-year mortgage, there is a 1-in-4 chance that a property in a SFHA will experience flooding.
- ◆ **FLOOD INSURANCE** is required for a federally regulated mortgage or loan on property in a Special Flood Hazard Area. Flood insurance is an option—but available—for property that is not mortgaged.
- ◆ Flood losses are not typically covered by renter and homeowner insurance policies. There is a 30-day waiting period before flood insurance goes into effect, so don't delay!
- ◆ Floodplain management activities implemented by the City of Fond du Lac qualify policy holders for a 15% discount in the premium cost for National Flood Insurance Program (NFIP) policies issued or renewed in special flood hazard areas.
- ◆ Storms in 2008 were evidence that Fond du Lac is not immune to flooding. Visual inspection of damage and reports estimate that approximately 20% of the city was flooded in June 2008.
- ◆ Disaster experts classify floods according to the likelihood of occurring in a given time period. A 100-year flood is a destructive event that most assume would occur once per century. Not true! It means there is a 1% chance that such a flood could happen in ANY given year.
- ◆ Flooding can often be predicted in advance, giving ample warning for preparation. Outlooks, watches, and warnings are issued by the National Weather Service to keep residents and local officials informed about potential weather events. Pay attention to local radio, television, or weather radio!
- ◆ For prediction and warning purposes, the National Weather Service identifies two types of floods—those that develop and crest over a period of six hours or more, and those that crest quickly (flash floods). Flash floods occur due to surface runoff from intense rainfall and are unpredictable—you may have just hours to execute a plan. Flash flooding is a concern in Fond du Lac because of the flat topography of the city.

Flood safety tips

Do not walk through flowing water.

Current can be deceptive; six inches of moving water can knock you off your feet. Drowning is the #1 cause of flood deaths.

Do not drive through a flooded area or around road barriers—the roadway or bridge may be washed out!

Stay away from power lines and wires. Electrical current can travel through water. Electrocutation is the #2 flood killer.

If your building is flooded, shut off the electricity. Some appliances can shock you even after unplugged.

Watch for animals. Small animals that have been flooded from their home may seek shelter in yours. Use a pole or stick to move items and scare animals away.

Look before you step. The ground is covered with debris after a flood—mud covered floors and stairs are slippery.

Be alert for gas leaks. Use a flashlight to inspect for damage. Do NOT smoke or use candles or open flames.

Carbon monoxide exhaust kills! Use a generator or charcoal grill *outdoors*.

Clean everything that got wet. Flood waters pick up sewage and chemicals from many sources. When in doubt, throw it out!



INFORMATION

As a public service the City of Fond du lac provides the following information:

- ◆ Property location in relation to a Special Flood Hazard Area as shown on the current Flood Insurance Rate Map (FIRM).
- ◆ Flood insurance data for a site, such as the FIRM zone and the base flood elevation or depth, if shown on the FIRM.
- ◆ Information for the mandatory purchase of flood insurance in a Special Flood Hazard Area.
- ◆ Property elevation certificates for construction that occurred in a Special Flood Hazard Area after April 17, 2012.
- ◆ List of FEMA-approved Letters of Map Amendment (LOMA).

Community Development Department
(920) 322-3440