

Sec. 12-182. - Coastal high hazard areas (V-zones).

Located within the areas of special flood hazard established in section 12-126, are areas designated as coastal high hazard areas (V-zones). 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 be located landward of the reach of the mean high tide;
- (2) All new construction and substantial improvements of existing structures shall be elevated on piles, columns, or shear walls 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 one (1) foot above the base flood elevation level. All space below the lowest supporting member shall remain free of obstruction. Open lattice work, decorative screening, or breakaway walls 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, columns, or shear walls; 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 (non-structural and structural). Water loading values shall equal or exceed those of the base flood. Wind loading values shall be in accordance with the adopted edition of the Standard Building Code or International Building Code.
- (5) An Alabama registered professional engineer shall certify that the design, specifications and plans for construction are in full compliance with the provisions contained in subsections (2), (3), (4) herein.
- (6) All space below the lowest horizontal-supporting member must remain free of obstruction. Open lattice work, decorative screening or breakaway walls 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. Solid walls shall be constructed in substantial compliance with the provisions of FEMA Technical Bulletin 9-99 "Design and Construction Guidance for Breakaway Walls Below Elevated Coastal Buildings"; and
 - b. Other approved materials shall consist of lattice or mesh screening only.
 - c. Any 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 used in connection with the premises.

- (7) Prior to construction, plans for any of the above enclosure provisions must be submitted to the building official for approval; breakaway wall designs must be designed and signed by an Alabama licensed professional engineer.
- (8) Any alteration, repair, reconstruction or improvement to any structure shall not enclose the space below the lowest floor except with lattice-work, decorative screening, or breakaway walls as provided in this section.
- (9) There shall be no fill material used as structural support. Non-compacted 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 building official shall 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 or mangrove stands 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 and elevation standards of section 12-182 are met.
- (12) Critical or child care facilities, as defined within this article, shall be prohibited in the special flood hazard area.

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