

BUILDING INSPECTION DIVISION CODE INTERPRETATION

DATE: March 4, 2011

SUBJECT: Buildings or Structures subject to cumulative damage, repair, or new construction

CODE: Chapter 58 – FLOODS, City of New Braunfels city's Code of Ordinances

SECTION: 58-30.1. General Standards. (5) The total value of improvements, repairs, modifications, and additions to existing buildings are counted cumulatively

Question: What buildings or structures are counted cumulatively for any and all improvements, repairs, modifications and additions?

Answer: The only buildings and/or structures that are tracked cumulatively are the ones that lie in the floodway. Buildings and/or structures that lie in the floodplain are not tracked cumulatively.

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

- (1) the overflow of inland or tidal waters.
- (2) the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain or Flood-Prone Area - means any land area susceptible to being inundated by water from any source (see definition of flooding).

Regulatory 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.

Area of Special Flood Hazard - is the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year.

Robert Kinsey

Building Official/ Floodplain Administrator

City of New Braunfels

(830) 221-4060 office

rkinsey@nbtexas.org , www.nbtexas.org