



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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To: Auburn Planning Board
From: Megan Norwood, City Planner
Re: Proposed Amendment to Match the Elevation Requirements with Current FEMA Regulations
Date: March 25, 2021

Proposed amendment of Chapter 60, Article XII, Division 2, Section 60-668(b)(1) of the Auburn Code of Ordinances to Match the Elevation Requirement to Current FEMA Regulations.

I. PROPOSAL: The Ordinance provision for Mobile Homes in Floodplain Districts Sec. 60-668(b)(1) refers to the lowest floor of the mobile home be elevated to or above the base flood elevation. Current FEMA regulations require that buildings within the floodplain be elevated to one foot above the Base Flood Elevation. For clarification purposes, this section should be updated to reflect current FEMA regulations:

Sec. 60-668. – Mobile Homes in Floodplain Districts

(a) Mobile homes shall be elevated and anchored to prevent flotation, collapse and lateral movement. Mobile homes shall be anchored as follows:

- (1) By the use of over-the-top or frame ties; or
- (2) As provided for in the FEMA manual, Manufactured Home Installation in Flood Hazard Areas, published in September 1985.

(b) Mobile homes shall be elevated as follows:

- (1) General requirements that the lowest floor of the mobile home be elevated to one foot or above the base flood elevation; or
- (2) As provided for in the FEMA manual, Manufactured Home Installation in Flood Hazard Areas, published in September 1985.

II. DEPARTMENT REVIEW:

- Police - No Comments
- Auburn Water and Sewer – No Comments
- Fire Department/Code Enforcement – No Comments
- Engineering – No Comments
- Public Services - No Comments
- Airport – No Comments
- 911 - No Comments

II. PLANNING BOARD ACTION/STAFF SUGGESTIONS: Staff suggests the Planning Board offer a recommendation to the City Council to amend the ordinance language as follows:

Chapter 60, Article XII, Division 2, Section 60-668(b)(1):

(b) Mobile homes shall be elevated as follows:

- (1) General requirements that the lowest floor of the mobile home be elevated to one foot or above the base flood elevation; or