## Manufactured Homes – FPM ordinance text changes

## Prohibit new installations of manufactured homes in:

## Alternative A: both floodways and Zone V

## Alternative B: floodways

Contact Technical Support if you want to extend the prohibition to Coastal A Zones.

Contact Technical Support if you want to apply restrictions to replacement MFHs.

## Alternative C: Zone V

**Description:** Post-flood investigations by FEMA and others document that manufactured homes (MFH), even if elevated to meet the minimum requirements, are more vulnerable to flood damage than conventional homes and modular homes that are constructed with their lowest floors at the same elevation. In addition, typical pier construction may not provide adequate resistance in some flood conditions, such as floodways and Zone V where floodwaters tend to be deeper, velocities tend to be faster, debris impacts may be more significant, and waves are higher. For these reasons, and to protect public health, safety and welfare, some communities elect to prohibit the installation of new MFH units in one or more of these high risk flood hazard areas.

Pre-engineered foundations for some flood conditions and some wind speeds are available in FEMA P-85, *Protecting Manufactured Homes from Floods and Other Hazards* <http://www.fema.gov/library/viewRecord.do?id=1577>

These instructions are drafted to apply only to new installations and do not alter provisions that apply to replacement units and substantially improved units. Note that installation of manufactured homes is not governed by the Florida Building Code. Therefore, a local technical amendment of the FBC is not necessary. This higher standard is accomplished by modifying Section 304 of the model floodplain management ordinance.

**How the FBC, Residential addresses MFH:** The FBC, Residential, Section R322.1.9 explicitly states that the applicable provisions of the local floodplain management ordinance apply in flood hazard areas, in addition to the requirements of the state agency with jurisdiction over the installation of manufactured homes (Florida Department of Highway Safety and Motor Vehicles).

**INSTRUCTIONS**

***Submit your draft ordinance (in <track changes>) to Technical Support*** [***flood.ordinance@em.myflorida.com***](mailto:flood.ordinance@em.myflorida.com) ***for review well in advance of your first reading.***

*In SECTION 2 of the ordinance package (contains the floodplain management regulations), modify Section 304 by adding new Sec. 304.1.1. No change is necessary to Sec. 304.2 (foundations), because it covers both new installations and replacements, so the language needs to be retained to apply to replacements in floodways and Zone V. If the prohibition is in a different chapter of your code, you should cite that chapter (e.g., at the end, add “in accordance with Section XX of the LDC”).*

**ALTERNATIVE A. Use this to modify the floodplain management ordinance if your community already prohibits or elects to prohibit new installations of MFHs in BOTH floodways and Zone V.**

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| **304.1.1 Limitations on installation in floodways and coastal high hazard areas (Zone V).** New installations of manufactured homes shall not be permitted in floodways and coastal high hazard areas (Zone V). |

**ALTERNATIVE B.** Use this to modify the floodplain management ordinance if your community already prohibits or elects to prohibit new installations of MFHs in floodways.

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| **304.1.1 Limitations on installation in floodways.** New installations of manufactured homes shall not be permitted in floodways. |

**ALTERNATIVE C.** Use this to modify the floodplain management ordinance if your community already prohibits or elects to prohibit new installations of MFHs in coastal high hazard areas (Zone V).

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| **304.1.1 Limitations on installation in coastal high hazard areas (Zone V).** New installations of manufactured homes shall not be permitted in coastal high hazard areas (Zone V). |