

Drainage System Maintenance

It is illegal in the Town of Jean Lafitte to dump any type of debris into a canal, bayou, drainage ditch or any other body of water within the Town. Debris can become entangled in culverts, canals, drainage ditches and impede drainage causing the flow of water to back-up. Citizens should also keep drainage ditches on their property free of debris, foliage, and vegetation that would impede the flow of water. Debris dumping should be reported to the Town of Jean Lafitte by calling (504)689-2208.

Natural and Beneficial Functions

The Town of Jean Lafitte's natural benefits are its undeveloped wetland area. The land provides breeding and feeding grounds for the local wildlife. Although this area is classified as floodplains, it is an important asset to the Town as it provides means for drainage. This land is also an aesthetic pleasure.

Flood Information

Citizens of the Town of Jean Lafitte can obtain flood information concerning flooding, flood maps, mandatory flood insurance purchase requirements, flood insurance requirements and inquiries, and flood zone determinations from the Town Hall by calling (504)689-2208.

Elevation Certificates of all properties in the Special Flood Hazard Areas (SFHA's) are available and on file at the Town Hall and copies are available upon request.

FLOOD WARNING SYSTEM :

If flooding is imminent and evacuation of the Town is advised, the Town of Jean Lafitte will notify you through local radio and television networks. The Parish will utilize its public notification system. Additionally, the Town and Parish will be receiving updated weather information from the National Weather Services Offices in Louisiana.

PROPERTY PROTECTION

Do not wait for a flood to occur to protect your property. There are certain measures you can take to protect your property now from flood damage. If the floor level of your property or structure is lower than the Base Flood Elevation (BFE) located on the Town's Flood Insurance Rate Map (FIRM), consider ways to prevent flooding from occurring such as retrofitting your building. "Retrofitting" means alter your building to eliminate or reduce flood damage.

RETROFITTING MEASURES INCLUDE:

1. Elevating the building so that the flood waters do not enter or reach any damageable portion of it.
2. Constructing barriers out of fill or concrete between the building and flood waters.
3. "Dry floodproofing" to make the building walls and floor watertight so water does not enter.
4. Preventing basement flooding from sewer backup or sump pump failure.

A free booklet, "Floodproofing Techniques, Programs, and references (1991, 23pp)", is available from:

U.S. Army Corps of Engineers
National Floodproofing Committee
ATTN: CECW PF
20 Massachusetts Avenue
Washington, D.C. 20314-1000

Town of Jean Lafitte

2654 Jean Lafitte Blvd.
Lafitte, LA 70067

Useful Flood Protection Information

Provided by:
Town of Jean Lafitte

For Property owners in
Special Flood Hazard Areas
and
Flood Prone Areas

Tel: 504-689-2208 ◀



Introduction

The Town of Jean Lafitte is dedicated to minimizing the loss of life and property that is associated with flooding events. Education and prevention are valuable tools that help communities become resistant to these natural disasters. The Town of Jean Lafitte recognizes that it's entire community is susceptible to flooding, not just those structures located within Special Flood Hazard Areas (SFHA's). The following information has been provided to help inform property owners located within the SFHA, flood prone areas and also all property owners within the Town of Jean Lafitte.

LOCAL FLOOD HAZARD

The Town of Jean Lafitte is located in the Southern portion of Jefferson Parish, in Southeast Louisiana, which is located on the Intracoastal Waterway and Barataria Bay.

Due to the Town of Jean Lafitte's location in South Louisiana, it is susceptible to hurricanes, flooding, storm surges, and thunderstorms with high winds. Floods are a threat to the Town primarily due to its susceptibility to high water events caused by regionally or locally heavy rainfall and tidal surge during hurricanes, tropical storms, or thunderstorms. Parts of the Town are at lower elevation and may have inadequate drainage capabilities.

FLOOD INSURANCE

The Purchase of federal flood insurance is highly recommended. Basic homeowner's insurance policies don't cover damage from floods. The Town of Lafitte participates in the National Flood Insurance Program (NFIP) which means federally subsidized flood insurance is available to everyone in the Town. Remember there is a 30 day waiting period before a policy becomes effective. Some people have purchased flood insurance because it was required by the bank or loan company when they obtained a mortgage or home improvement loan. Usually these policies just cover the building's structure and not the contents. During most flooding incidents there is usually more damage to furniture and the contents than there is to the structure. Remember that a flood insurance policy must be renewed each year.

Mandatory Purchase Requirement:

The mandatory purchase requirement applies to all forms of federal or federally related financial assistance for buildings located in Special Flood Hazard Area (SFHA). This requirement affects loans and grants for the purchase, construction, repair, or improvement of any publicly or privately owned building in the SFHA, including machinery, equipment, fixtures, and furnishings contained in such buildings. If a building is located in a SFHA, the agency or lender is required by law to require the recipient to purchase a flood insurance policy on the building.

For more information on flood insurance contact:

www.fema.gov/nfip

1-800-638-6620

Contact your insurance carrier

Contact the Town of Jean Lafitte CRS Coordinator

SUBSTANTIAL IMPROVEMENT REQUIREMENTS

What is substantial improvement? The National Flood Insurance Program (NFIP) requires that any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the start of construction of the improvement, must conform or meet the same construction requirements as a new building and be constructed above the minimum Base Flood Elevation (BFE) listed on the Town of Jean Lafitte's Flood Insurance Rate Map (FIRM).

What is substantial damage? Substantial damage means damage of any origin sustained by a building or structure where the cost of restoring the building to its pre-damaged condition would equal or exceed 50% of the market value of the building before the damage occurred. Substantial damage is determined regardless of the actual repair work performed. The Town of Jean Lafitte requires by ordinance that any substantial improvement or substantial damage improvement must have a building permit. Permit information can be obtained at the Regulatory Department located at Town Hall or by calling (504)689-2208.

FLOODPLAIN DEVELOPMENT PERMIT REQUIREMENTS

All developments in the Town of Jean Lafitte need to obtain local and state permits. Contact The Town of Jean Lafitte Regulatory Department at (504)689-2208 for advice before you build, fill, place a manufactured home or otherwise develop within the Town limits. The zoning ordinance, flood control ordinance and the International Building Codes have special provisions regulating the construction and other developments within floodplains.

Any development in the floodplain without a permit is illegal.

FLOOD SAFETY TIPS

- Learn the safest route from your home/business to higher, safer ground.
- Do not walk or drive through flood water. Drowning is a major cause of flood deaths.
- Stay away from power lines and electrical wires. Electrical current can travel through water. Report downed power lines to your local utility company.
- Turn off your electricity when you return home. Some appliances may shock you even after they have been unplugged. Do not use appliances or motors that have gotten wet.
- Look before you step. The ground and floors may be covered with debris including glass and nails.
- Watch for animals, especially snakes that may seek shelter in your flooded home.
- Be alert for gas leaks. Use flashlight to inspect for damage. Don't smoke or use candles, lanterns, or open flames.
- Carbon Monoxide exhaust kills. Use a generator or other gasoline powered machine outdoors. Fumes from charcoal are especially deadly; only cook with charcoal outdoors.
- Clean everything that got wet. Floodwaters pick up sewage and chemicals. Spoiled food and medication are health hazards. When in doubt, throw them out.