

# KANSAS FLOODPLAIN MANAGEMENT TIPS



October 2019

## KAFM Conference

The Kansas Association for Floodplain Management (KAFM) held its annual conference on September 4th and 5th in Lawrence. New floodplain administrators enjoyed the National Flood Insurance Program Basics sessions presented by Steve Samuelson, while engineering experts participated in hydraulic modeling trainings delivered by John Covey of Wood. Policy-oriented speakers included Association of State Floodplain Managers Executive Director Chad Berginnis, as well as Federal Emergency Management Agency representatives who discussed mitigation grants, Risk Rating 2.0 and updated regulations for agricultural structures. Presenters from AECOM, Stantec, Wood, and the U.S. Army Corps of Engineers discussed the latest technical developments in flood risk modeling and mapping. Speakers from the City of Topeka, KDA-DWR, the Kansas Water Office, and the Kansas Dept. of Health and Environment offered local and state perspectives on topics such as stormwater management, permitting, and streambank stabilization. Evening events included a BBQ buffet, bowling, and a bag toss game. The next KAFM conference will be held at the Kansas Star Casino in Mulvane in September 2020.

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*Above: Roberto Becerril (City of Garden City/Finney County) demonstrates a moisture meter with tips from Steve Samuelson (KDA-DWR).*



*Above: KAFM Chair Jon Bristor (Sumner County) presents Sharon Omstead (Marion County) with her CFM (Certified Floodplain Manager) pin.*



*Above: KDA-DWR staff demonstrate digital flood maps.*



*Above: U.S. Army Corps of Engineers staff delivered informative presentations and an engaging exhibition.*



## Mitigation in Action

Many of us have seen the 2012 graphic from the Federal Emergency Management Agency of three homes at three levels with three different insurance premiums. There are three homes in the City of Manhattan that reminded me very much of the graphic.

In the photo you can see that the home in the center is elevated much higher than the house on either side. This home was substantially damaged in a previous flood and that is the reason it sits higher than the other two. The house on the left is somewhat elevated and the one at right is not elevated much at all. For flood resilience and for the cost of flood insurance the house in the center looks like the clear winner.

On September 3<sup>rd</sup>, 2018 the Labor Day flood happened in Manhattan. The stream that runs near these homes is Wildcat Creek. This flood was one that was determined to have the severity level of a 1 in 600 annual chance event. That determination was made by comparing observed high water marks to the profiles in the Flood Insurance Study for the flood maps. Even with that level of flooding, the elevated house showed no damage at all.



*Above: Damage to contents following the 2018 Labor Day flood in Manhattan.*



*Above: A mitigation grant program helped property owners leave the floodplain.*

**Under the Flood Insurance Reform Act of 2012, You Could Save More than \$90,000 over 10 Years if You Build 3 Feet above Base Flood Elevation**



*Above: Potential insurance premium savings from “freeboard,” or additional height above Base Flood Elevation (courtesy FEMA).*



*Above: Three homes that demonstrate the value of elevation with freeboard for insurance purposes and the value of mitigation as well.*

The house on the right had flood-damaged furniture and material sitting outside in the rain at end of the driveway to be hauled away. What happened to the house on the left? That house was slated for a buyout using mitigation grant program funds approved by Kansas Division of Emergency Management and a local match by the City of Manhattan.

In the case that you would visit this area today you will see a vacant lot where the house used to be. This house will never have flood damage again because it has been removed from the floodplain and it is mitigated. The property owners were willing sellers and glad to be out of a bad situation. Emergency services personnel will no longer face the potential risk of an evacuation from that home, and the green space will help reduce flood flows at downstream properties.

There are many ways to mitigate flood damages. Installing flood vents, elevating utilities and freeboard are a few. Mitigation grants are another method. A handout explaining the process for an acquisition buyout using a mitigation grant will be sent out with the email version of this newsletter.



## **Sanitation Facilities in the Floodplain**

Many communities have reserved the Special Flood Hazard Area (SFHA) for use as parkland. Common features of parks include picnic tables, disc golf baskets, and restrooms. Restrooms often have two or more walls and a roof and therefore are subject to flood protection requirements.

Some communities plan to wet-floodproof restroom facilities in the manner of a shed or small garage. However, public restrooms should be required to meet the same elevation or dry-floodproofing requirements as any other nonresidential facility. In 2017, the Florida Department of Emergency Management and the Building Officials Association of Florida submitted a proposal that would alter the International Building Code to allow wet-floodproofed public restrooms below Base Flood Elevation (BFE). FEMA stated that this proposal "...is in direct conflict with the...requirements of the [NFIP] as it allows the lowest floor of public restrooms in [SFHA] to be below the [BFE]....Should states and communities adopt this provision, their floodplain management regulations would no longer meet minimum NFIP floodplain management requirements and FEMA would be required to suspend any community that adopts this provision...Should the community issue a permit allowing design and construction of public restrooms below the [BFE]...the result will be considered a violation."



*Above : This park restroom is properly elevated on fill and withstood a flood without damage.*

Open space areas acquired using Hazard Mitigation Assistance grants often represent a good starting point for creating community parks. 44 CFR (Code of Federal Regulations) 80.19(a) requires that such areas "be...maintained in perpetuity as open space for the conservation of...floodplain functions." However, some exemptions are available to help facilitate recreational use. 44 CFR 80.19(a)(2) clarifies that "No new structures or improvements will be built...except as indicated...(i) A public facility that is open on all sides and functionally related to a designated open space or recreational use; (ii) A public restroom; or (iii) A structure that is compatible with open space and conserves the natural function of the floodplain, which the Administrator approves in writing before the construction of the structure begins."

## **"How-To" Guidebooks and Technical Bulletins**

The Association of State Floodplain Managers (ASFPM) is a national organization that advocates for higher floodplain management standards and more proactive risk reduction measures. One of their key initiatives is promoting the concept of "No Adverse Impact" (NAI) wise and sustainable floodplain management. NAI takes place when the actions of one property owner are not allowed to adversely affect the rights of other property owners. In 2013, the ASFPM Board of Directors approved the development of seven NAI "How-To-Guides" in order to provide more practical information. After several years of effort, they are now ready for use. The NAI Toolkit identified seven "building blocks" or areas of community involvement that can have an impact, and the How-To-Guides are in alignment with the seven areas of Hazard Identification and Floodplain Mapping, Education and Outreach, Planning, Regulations and Development Standards, Mitigation, Infrastructure, and Emergency Services. The seven guides are available for free on the ASFPM website at: <https://www.floods.org/index.asp?menuID=460&firstlevelmenuID=187&siteID=1>

Another helpful publication that floodplain managers should be aware of is the set of revised FEMA NFIP Technical Bulletins. These Bulletins provide guidance for complying with the NFIP's performance standards and are helpful for state and local professionals, homeowners, insurance agents, builders, and architects. FEMA is currently working to update all 12 bulletins. Three revised bulletins are now available: TB-0 (*User's Guide to Technical Bulletins*), TB-4 (*Elevator Installation*), and TB-8 (*Corrosion Protection of Metal Fasteners in Coastal Areas*). You can download them at: <https://www.fema.gov/nfip-technical-bulletins> Stay tuned for future updated bulletins during the next few months.

## Training Opportunities

The Floodplain Management Program will host the following free training sessions throughout Kansas. If you are interested in any of the no-cost training opportunities, please contact Martin Koch at 785-296-0854 or Steve Samuelson at 785-296-4622. A training registration form is in this newsletter.

### **Basics of the National Flood Insurance Program**

This class is for officials responsible for administering their local floodplain management ordinance. The focus is on the National Flood Insurance Program (NFIP) and concepts of floodplain management, maps and studies, ordinance administration, and the relationship between floodplain management and flood insurance. Provides 3.5 hours Continuing Education Credit (CEC) toward the Certified Floodplain Manager (CFM) credential. Limited to 20 participants.

- **Valley Center—Wednesday, October 30th, 2019 from 8:30 a.m.-12:30 p.m.**
- **Fredonia—Thursday, January 16th, 2020 from 8:30 a.m.-12:30 p.m.**

### **Elevation Certificates & Letters of Map Amendment**

This free class is designed for floodplain managers who review Letter Of Map Amendment (LOMA) and Elevation Certificate forms. The course will focus on accurate completion of Federal Emergency Management Agency (FEMA) technical forms, building diagrams, record-keeping and base flood elevations. Provides 3.5 hours CEC for CFMs. Limited to 20 participants.

- **Paola—Thursday, December 5th, 2019 from 8:30 a.m.—12:30 p.m.**

### **USACE Nonstructural Floodproofing Workshop**

KDA-DWR will host this free seminar with assistance from the U.S. Army Corps of Engineers (USACE). This course has been approved for 5 hours of CEC for CFMs and is limited to 30 participants. Brian Rast P.E., CFM, PMP of the U.S. Army Corps of Engineers will be the instructor for this class. It will focus on various risk management options that can be used to protect residential and commercial buildings from flooding. Participants will learn about methods such as elevation, relocation, and floodproofing. Additional topics include flood warning systems and emergency action plans. The class includes both classroom and field data collection components.

- **Rossville—Thursday, October 17th 2019 from 7:30 a.m.—1:00 p.m.**

### **Violations and Enforcement**

This class is intended for community officials responsible for enforcing floodplain management regulations. The course will focus on various types of violations, steps toward correcting violations, and enforcement procedures. Provides 3.5 hours CEC toward the CFM credential. Limited to 20 participants.

- **Strong City—Tuesday, November 19th, 2019 from 8:30 a.m.—12:30 p.m.**

Find more information about floodplain management from Kansas Department of Agriculture  
Division of Water Resources on line at:

<http://agriculture.ks.gov/divisions-programs/dwr/floodplain>

Email saves money on postage. The electronic newsletter also has links and the photos are in color. If you are getting this newsletter by postal mail and would prefer email please contact Martin Koch at [Martin.koch@ks.gov](mailto:Martin.koch@ks.gov).

Mark your calendar. The Kansas Association for Floodplain Management 2020 conference will be held September 2020 in Mulvane. More information will be posted at the website: [www.kafm.org](http://www.kafm.org). Registration will be done through a link on the website. If you have questions about registration please contact Jon Bristol, Chairman, at 620-326-2207.

**Kansas Department of Agriculture**  
**Division of Water Resources**  
**Floodplain Program**  
**Training Registration Form**

Name \_\_\_\_\_

\_\_\_\_\_

Title \_\_\_\_\_

Organization \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

E-mail \_\_\_\_\_

Name, date and location of training you will attend \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\*Please share this invitation with anyone else who could benefit from the training.

\*\*Classroom locations will be sent to registered participants one week before the training.

Please mail or fax your registration to:

KANSAS DEPARTMENT OF AGRICULTURE  
FLOODPLAIN MANAGEMENT PROGRAM

6531 SE Forbes Ave., Suite B

TOPEKA, KS 66619

Fax to: 785-296-8298

For questions about training, please contact Martin Koch by email at [martin.koch@ks.gov](mailto:martin.koch@ks.gov) or by phone at 785-296-0854, or contact Steve Samuelson by email at [steve.samuelson@ks.gov](mailto:steve.samuelson@ks.gov) or by phone at 785-296-4622.

Please help us keep our records current. If the name that appears on this newsletter is for an individual no longer with your organization, please call 785-296-4622, or email [steve.samuelson@ks.gov](mailto:steve.samuelson@ks.gov) to report the change.

4626  
Kansas Department of Agriculture  
Division of Water Resources  
Topeka Field Office  
Floodplain Management  
6531 SE Forbes Ave., Suite B  
Topeka, KS 66619

### **ASFPM 2020 National Conference in Fort Worth**

The 2020 Association of State Floodplain Managers National Conference will be June 7-11, 2020 in Fort Worth, Texas. This conference is an excellent opportunity for floodplain managers to receive training on mapping technologies, regulations, permitting, outreach and best practices. It is estimated the conference will be attended by more than 1,000 floodplain management professionals. This conference is great chance to meet people for networking and to learn the latest news in floodplain management. Visit [www.floods.org](http://www.floods.org) for more information.

### **KDA/DWR Water Structures Floodplain Program Staff**

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