

Drainage System Maintenance

The Pell City Street Department maintains a storm drainage system throughout the city and keeps all ditches, streams, and channels as clean as possible to ensure that they operate efficiently. Debris, even leaves and grass clippings, in ditches and streams may obstruct the flow of water and cause flooding in streets and yards. The City's ordinance makes it illegal to take any action that will impede the flow of water in ditches and waterways. Before making any changes to the existing drainage of your property you should have your plans approved by the Planning and Zoning Department. If you know of any actions affecting the drainage system that is being done without a permit, or the illegal dumping of debris into any ditch, or of a nuisance situation, please contact the Planning and Zoning Department at 205-338-2244 or inspections@cityofpellcity.net.

Floodplain Development

If you are planning to build in the City of Pell City, a building permit is required. When you receive this permit, it must be accompanied by an elevation certificate and map determination to determine if your property lies within the 100-year floodplain. These documents will help you take the appropriate steps to mitigate potential flood damage. Elevation certificates and map determinations can be obtained at the City Hall.

If you are building in the Alabama Power Flood easement you must contact Alabama Power.

Flood Safety

The force of flood waters is easily underestimated. Considering the destructive forces involved, the residents in the Special Flood Hazard areas should follow the recommendations listed below to decrease the potential of injury due to flooding.

- Know the flood warning procedures.
- Know escape routes to higher ground.
- Do not drive or walk thru flooded areas.
- If your car stalls in flood waters, abandon it immediately and seek higher ground.

- Keep children away from flood waters, ditches, culverts and storm drains.
- Turn off electric circuits and have your electricity turned off by the power company.
- Shut off gas valves on your property. Be alert for gas leaks.
- Stay away from power lines and electrical wires.

Those located in flood prone areas should be prepared to evacuate.

Flood Hazard Areas

Much of the City of Pell City lies within the 100-year floodplain. Detailed flood zone maps are posted at the Pell City Public Library and the City Hall to assist you with identifying your property and any potential flood hazard.

The 100-year floodplain is an area which will be flooded on average of once every 100 years. It has a 1% chance of being flooded in any year. Smaller floods can and do occur more often. Due to Pell City's location by Logan Martin Lake and since our city is subject to intense thunderstorms the rain water has no place to drain. Intense storms can drop large amounts of rain in such a short time that the normal absorption of the water into the ground cannot keep up with the amount of rainfall and flooding results.

Flood Warnings

If flood waters begin to rise at any location within the City, the Fire Department and Police Department begin coordination to evaluate the situation. If the flood waters are determined to be life threatening, the Departments will use the public address speakers to inform residents of the area. If flooding appears widespread, the City will utilize warning sirens. In addition, WFHK Radio AM 1430 will broadcast National Weather Service warnings.

Property Protection Measures

While recent improvements in construction practices and regulations have made new homes less prone to flood damage, many existing homes are susceptible to flood losses. Flooding to these properties can be minimized through temporary and permanent retrofitting techniques.

Retrofitting measures include:

1. Elevating the building so that 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 flood proofing" to make the building walls and floor water tight so water does not enter.
4. "Wet flood proofing" to modify the structure and relocate the contents so that when flood waters enter the building there is little or no damage, and
5. Preventing basement flooding from sewer backup or sump pump failure.

Natural and Beneficial Functions

The City of Pell City is a beautiful place to live. Floodplain areas are an important asset to our community. The undisturbed wetlands provide improved water quality through their ability to filter impurities from runoff and process organic waste. These areas also provide breeding and feeding grounds for fish and wildlife and maintain biodiversity and the integrity of the ecosystem. Floodplains provide green space for protection of streams from development and the forces of erosion.

Permit Requirements

All developments in the City of Pell City floodplain require a permit. You must contact the Planning & Zoning Department before you start any development. Call our department before you build, fill, place a manufactured home or otherwise develop. The Zoning Ordinance, Flood Control Ordinance and the International Building Codes have special provisions regulating construction and other developments within the floodplains. Any development in the floodplain is illegal; such activity can be reported to the Planning and Zoning Department.

The City requires that if the cost of reconstruction, rehabilitation, addition or other improvements to a building equals or exceeds 50% of the building's market value, then the building must meet the same construction requirements as a new building. Substantially damaged buildings must also be brought up to the same standard.

Additional Information

For additional information on construction, call the Pell City Building Inspector/Planning and Zoning Department. Our hours are from 8:00 am to 5:00 pm Monday thru Friday. For more information concerning flood insurance, call your insurance agent.

City of Pell City

**Planning and Zoning
1905 First Ave North
Pell City, AL 35125
(205) 338-2244**

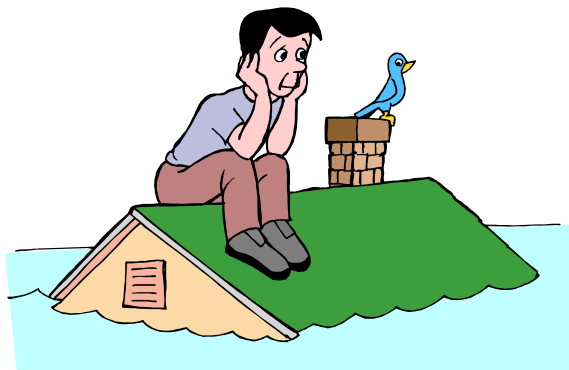
inspections@cityofpellcity.net

IMPORTANT USEFUL WEBSITES

www.fema.gov
www.usgs.gov
www.noaa.gov
www.nws.noaa.gov
www.floods.org
www.weather.gov
www.adem.state.al.us
<http://ema.alabama.gov>

City of Pell City

Flood Safety Tips



FOR PROPERTY IN OUR NEAR FLOOD ZONE AREAS

**Trying to minimize the loss of
life and property in the event
of a flood for residents in or
near the 100 year floodplain.**

Available on the City of Pell City Website:

<https://pell-city.com/planning-and-zoning-links/>

Also Available at the following locations:

Pell City - City Hall
1905 1st Avenue North
Pell City, AL 35125

Pell City Library
1000 Bruce Etheredge Parkway
Pell City, AL 35128

Pell City Civic Center
2800 Stemley Bridge Road
Pell City, AL 35128