

Flood Safety

- Learn the safest route from your home or business to higher, safer ground, but stay tuned to reports of changing flood conditions.
- If emergency officials tell you to evacuate or leave your home, go immediately to a safe shelter, hotel or relative's house.
- Turn off all utilities, gas and electricity at the main switch. Stay away from power lines and electrical lines. Be alert for gas leaks.
- Do not walk through flowing water. Drowning is the number one cause of flood related deaths. Currents can be deceptive; six inches of moving water can knock you off your feet.
- Do not drive through a flooded area. More people drown in their cars than in any other location. Vehicles also push water into homes and cause additional property damage.

Flood Warning System

If flooding is imminent and evacuation of any portion of the city is advised, the City of Bryan will send notifications to local radio and cable TV through the Brazos County Emergency Management System. Please call the Brazos County Emergency Management Office at (979) 458-8750 in reference to evacuation notices, procedures and shelters. Citizens are also encouraged to monitor NOAA weather broadcasts for critical weather information.

Drainage System Maintenance

It is illegal in the City of Bryan to dump any type of debris into a creek, stream, river or standing body of water. This debris can become entangled in culverts, shallow streambeds or drainage ditches and impede drainage causing the flow of water to back up.

Citizens of Bryan 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 City of Bryan's Public Works Department by calling (979) 209-5900.



Helpful Websites

- www.bcsunited.net
- www.floods.org
- usgs.gov
- www.tfma.org
- noaa.gov
- weather.gov

Flood Information

Citizens can get information on flooding, flood maps, mandatory flood insurance purchase requirements, flood insurance requirements and inquiries and flood zone determinations – including location within floodway, historical flooding hazard area or local drainage problem area – from the city's Floodplain Administrator at the Bryan Municipal Building, or by calling (979) 209-5030.

Elevation certificates of properties in the Special Flood Hazard Areas (SFHA's) may be available and on file at the Engineering Services division at the Bryan Municipal Building. Copies are available upon request. Real-time river gauge information can be obtained via a link on the City of Bryan website bryantx.gov, or via www.usgs.gov.

Flood Protection Assistance

The public can obtain information on flood protection assistance from the Engineering Services division by calling (979) 209-5030. Flood protection assistance available from the city is limited to providing available site-specific flood and flood-related data, data on historical flooding in the neighborhood, flood insurance general information, and similar information, so inquirers can relate the flood threat to their problems.

List of Services Provided:

1. Provide a list of names of contractors and consultants knowledgeable or experienced in retrofitting techniques and construction.
2. Provide materials on how to select a qualified contractor and what recourse citizens have if they are dissatisfied with the contractor's performance.
3. Make site visits to review flooding, drainage and sewer problems and provide one-on-one advice to property owners.
4. Provide advice/assistance on retrofitting techniques, such as elevating buildings above flood levels or the Base Flood Elevation (BFE), dry floodproofing, wet floodproofing and protecting basements from sewer backup. Information on the installation of barriers, levees, and floodwalls around individual buildings or structures is available.



CITY OF BRYAN

The Good Life, Texas Style.™

FLOOD PROTECTION

*for you, your family
and your property*



ON THE WEB

bryantx.gov/flooding



The City of Bryan is dedicated to minimizing the loss of life and property associated with flooding events. We recognize that our entire community is susceptible to flooding, not just structures located within Special Flood Hazard Areas (SFHA's). Education and prevention are proven tools that help communities become resistant to these natural disasters.

Flood Hazard

Severe flooding in most parts of the city is caused by intense, relatively confined thunderstorm activity during spring and fall weather patterns.

The historic flooding events in the past six years have caused significant local damage and remind us that major storms are not always separated by decades. In 2014-15, we received two "100-year-storms" within 10 months.

These events also show how our local drainage systems are sensitive to intensely heavy rainfall that occurs over a short time period, and how they can be overwhelmed as a result.

Because Bryan was incorporated in 1871, some of these systems were built prior to modern flood management practices. But the city is actively working, through its Capital Improvement Plan, to identify and modernize these older systems.

Flood Insurance

The purchase of federal flood insurance is highly recommended. Basic homeowner's insurance policies don't cover damage from floods.

The City of Bryan participates in the National Flood Insurance Program (NFIP) which means that federally-subsidized flood insurance is available to everyone in the city. 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.

As a result of the kind of flooding that occurs in Bryan, there is usually more damage to furniture and contents than there is to the structure, so policies that include content coverage are strongly encouraged.

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 a Special Flood Hazard Area (SFHA).

This requirement affects loans and grants for the purchase, construction, repair or improvement of any publicly or privately owned buildings in a 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 about flood insurance visit:

- FEMA's website: www.fema.gov/nfip
- The City of Bryan's website: bryantx.gov/flooding
- The Bryan Public Library site: bcslibrary.org/flood-protectioninformation/
- Your insurance agent

Property Protection

Rather than wait for a flood to occur, you can act now to protect your property from flood damage. Various alternatives are available to help minimize flooding. If the floor level of your property or structure is lower than the Base Flood Elevation (BFE), 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 floodproofing" to make the building walls and floor watertight so water does not enter.
4. "Wet floodproofing" to modify the structure and locate the contents so that when flood waters enter the building there is little or no damage.
5. Preventing basement flooding from sewer backup or sump pump failure.

There are good references on retrofitting in the Bryan Public Library. Many of these will inform you about retrofitting techniques and help you decide which is best for you.

Floodplain Development Permit Requirements

All development in the City of Bryan needs local and sometimes state permits. Contact the City Bryan's Development Services Department at (979) 209-5030 for advice before you build, fill, place a manufactured home or otherwise develop your property. The zoning ordinance, subdivision regulations, site development ordinance, flood control ordinance and the International Building Codes all have special provisions regulating construction and other developments within floodplains.

Without these types of provisions, flood insurance through the National Flood Insurance Program (NFIP) would be much more costly to property owners in the City of Bryan. Any development in the floodplain without a permit is illegal; such activity can be reported to the Floodplain Administrator at (979) 209-5030.

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 the 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 City of Bryan's Flood Insurance Rate Map (FIRM).

What is substantial damage? Substantial damage means damage of any origin sustained by a building or structure when 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 measured in this manner regardless of the actual amount of repair work performed.

The City of Bryan requires by ordinance that any substantial improvement or substantial damage improvement must have a building permit. Permit information can be obtained at the Development Services Department located at the Municipal Building or by calling (979) 209-5030.

Natural and Beneficial Functions

The City of Bryan is a beautiful place to live as represented by our motto; 'The Good Life, Texas Style.' The undisturbed creeks and streams provide a wide range of benefits to the human and natural systems. They provide flood storage and conveyance, reduce flood velocities and flood peaks. Water quality is improved through the drainage ways ability to filter nutrients and impurities from runoff and process organic wastes. The ponds and steadily flowing streams provide breeding and feeding grounds for fish and wildlife, create and enhance waterfowl habitat, and protect habitats for rare and endangered species. The floodplains are an important asset. They provide open space, aesthetic pleasure and areas for active and passive uses.