

How Can I Protect My Property?

Measures to protect a property from flood damage include retrofitting, grading a yard, correcting local drainage problems, and such emergency measures as moving furniture or placing sandbags around the structure. While recent construction practices and regulations have made new homes less prone to flooding, many existing structures remain susceptible. Retrofitting means modifying a building that is subject to flooding to prevent or minimize flooding of a habitable space. Some ways to retrofit a structure include:

1. Elevate the structure above flood levels
2. Construction of barriers like floodwalls or berms.
3. Dry floodproofing, which means installing water tight floor and wall systems.
4. Wet floodproofing, which means constructing the flood prone areas to permit the entry and passage of flood waters and removing or relocating items of value to higher elevation levels.
5. Elevate heating and hot water systems, washers and dryers on a platform above the flood level.
6. Relocate electrical panels and utilities above the flood level.
7. If you know a flood is coming, it is always advisable to take the following emergency actions:
 - a. Sandbagging to reduce erosion and scouring.
 - b. Elevate furniture above flood levels.
 - c. Shut off the gas and electricity.

Be Prepared: Flood Warning Systems

Flood warnings are forecasts of impending storms and are broadcast to the public via local radio, Television, newspaper, and through local emergency agencies. These warnings are intended to help people prepare, protect and lessen their exposure to damages from flooding by establishing time frames and levels of flooding expected. For emergency instructions, monitor storm reports on the radio, television, and local newspapers.

How Can You Help?

Drainage Maintenance

Do not dump or throw anything into drainage ditches or washes. Even grass clippings can accumulate and plug channels. A plugged channel cannot carry water and could lead to potential drainage problems during rainstorms.

If your property is next to a ditch or wash, *please do your part and keep the banks clear of brush and debris.* Call (520) 382-2500 for floodplain maintenance activities.

Permit Requirements

It is important to contact the Town of Marana Development Engineering Office if you are planning home improvements in flood hazard areas. For additions or new construction, elevation certificates will be required in and around flood zone areas to prove that your home is elevated above the base flood elevation.



Floodplain Information

Building in the Floodplain

General Questions/permit Information

Development Engineering
(520) 382-2600

www.maranaaz.gov

(Download our application to notify us of drainage issues)

What is our Risk?

You received this brochure because your property is located in or near a floodplain.

Local Flood Hazard

The greatest flood threats in Marana come from seasonal storms. Homeowners insurance will not cover losses due to flood events for properties within the Town. Currently, there are over 220 properties insured within the floodplain in Marana. The risk of substantial property loss is very real for structures located within the floodplain. 25 percent of all FEMA claims are from outside the floodplain.

Flood Safety

The first thing you should do is check the flood hazard to your home or business. Flood maps area located at Marana Town Hall, 11555 W Civic Center Drive. For a small fee, the Town of Marana will issue a Flood Hazard Information Sheet specific to your property.

How Can You Protect Yourself and Your Family?

Advanced Warning

When a storm watch is issued, refill needed prescriptions, check battery powered equipment, buy extra batteries and fuel your car. To prevent flying glass, board up or tape windows, or protect with storm shutters. If you are going to a shelter, make arrangements for all pets to be safe, as pets are not allowed at emergency shelters.

Do Not Walk Through Flowing Water

Drowning is the number one cause of flood deaths, mostly during flash floods. Currents can be deceptive; six inches of moving water can knock you off your feet. If you walk in standing water, use a pole or a stick to insure that the ground is still there. 12 inches of moving water can *"float a car off the road"*.

Do Not Walk Through a Flooded Area

More people drown in their cars than anywhere else. Do not drive around road barriers; the road or the bridge may be washed out ahead.

Stay Away from Power Lines and Electrical Wires

The number two killer is electrocution. Electrical currents can travel through water. Report downed power lines.

Electric Service

If your home becomes flooded, have your electricity turned off. After the electricity is turned off, continue to be careful because some electrical appliances such as televisions keep electrical charges even after they are unplugged. Do not use electrical appliances that have been damaged by flooding before they have been professionally serviced first.

Be Alert for Gas Leaks

If your home has gas service, use a flashlight to inspect for damage. Do not smoke or use candles, lanterns or an open flame.

Homeowner's insurance policies do not cover damage from floods.

However, because the Town of Marana participates in the National Flood Insurance Program (NFIP), you can purchase a separate flood insurance policy. This insurance is backed by the Federal Government and is available to everyone, even for properties that have been previously flooded.

Some people have purchased flood insurance because the lender requires it as part of their mortgage or home improvement loan. Homeowner policies can be purchased regardless if the home is located in a floodplain. Low risk areas are eligible for preferred risk policies through the NFIP.

Local Regulation Considerations

The Town of Marana requires elevation certificates to verify that any new construction or substantial improvement of any residential structure in a regulated floodplain shall have the lowest floor at least one foot above the base flood elevation.

The Town of Marana maintains a website with all appropriate information including the Land Development Code that references all informational needs to apply for and receive a Floodplain Use permit, elevation certificates, Flood Hazard information requests and engineering permits. The Land Development Code also includes the requirements for large residential and commercial codes for building in flood prone areas.