



INTERNATIONAL
CODE
COUNCIL®

Natural Disasters:

Life and Career Changing Events for Code
Officials



Welcome and Housekeeping

- Today's webinar is coming to you live from the City of Asheville Development Services Department in Asheville, NC
- Today's webinar is being recorded and will be shared with all attendees
- Today's webinar is eligible for ICC Continuing Education Units (CEUs). Details will be provided in the recap email sent by ICC following the webinar.
- A brief question and answer session will follow today's presentations and panel discussion.
- Questions submitted but not answered during today's webinar will be answered via email later this week.

Today's Webinar Panelists



Mike Boso
ICC Board President
Chief Building and
Zoning Official
Grove City, OH



Mark Matheny
Director
Development Services
Department
City of Asheville, NC



Bill Bracken
Technical Trainer
ICC Staff



Karl Fippinger
VP, Fire & Disaster Mitigation
ICC Staff



ICC Board President's Perspective on Natural Disasters

Mike Boso

Chief Building and Zoning Official

Grove City, OH



Tropical Storm Helene in Asheville, NC
Mark Matheny, Director
Development Services Department
City of Asheville, NC

September 27, 2024
Lyman Street
Asheville, NC

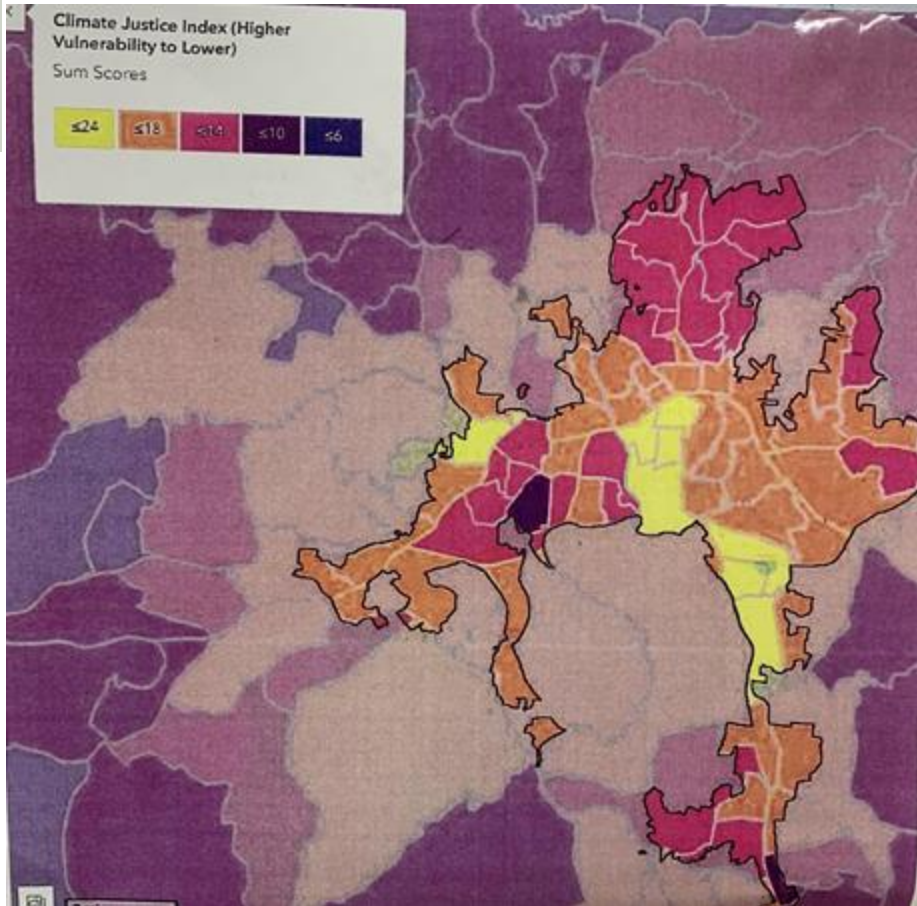


September 30, 2024
Biltmore Village
Asheville, NC

Citizen Times
PART OF THE USA TODAY NETWORK



Video Courtesy of the Tennessean



Prepare for Disasters Now!

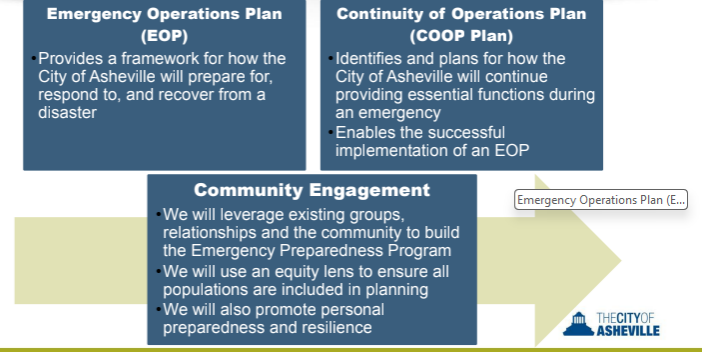
- **Prepare for the volume of work to be done**
 - Develop 1:1 relationships with business owners and homeowners in the hazard area
 - Everyone will want that same relationship with you at the same time
- **Develop outreach plans**
 - Media
 - Downtown associations
 - Business associations
 - Neighborhood associations
 - Realtor groups



Emergency Operations Plan (EOP) / Continuity of Operations Plan (COOP)

- An **Emergency Operations Plan (EOP)** is a comprehensive framework outlining how an organization or community prevents, mitigates, prepares for, responds to, and recovers from disasters.
- A **Continuity of Operations Plan (COOP)** outlines how an organization will sustain its essential functions during a wide range of emergencies. It establishes procedures to mitigate disruptions, protect essential facilities and records, ensure leadership succession, and safely recover to standard operations.

Project Overview



Key Takeaways

EOP and COOP Highlights- The EOP and COOP (2 plans) will reflect the current organization of the City, the operational nature of our City during all hazard incidents, engagement of stakeholders, and the community in the planning process. Both plans will support and work with existing departmental plans and initiatives like the Climate Justice Initiative, Water Resources Emergency Response plan.

Emergency Operations Plan (EOP) and Continuity of Operations Plan (COOP) RFP Process- 15 proposals submitted, 13 responsive bidders, and all within budget. Evaluation team included diverse representation from ITS, Finance (Risk Management), Equity and Inclusion, Fire, and Buncombe County EM. Evaluation process has concluded and Perses Consulting has been selected.

Next Steps- Project Kickoff, planning process, and community and stakeholder engagement will begin.

Emergency Operations Center (EOC) / Department Operations Center (DOC)

- **An Emergency Operations Center (EOC)** is a centralized, physical or virtual location where government, public safety, and support agencies coordinate disaster response, resource allocation, and public communication.
- **A Department Operations Center (DOC):** Internal to a single department (e.g., a city's Building Department). It manages department-specific personnel, tactical assets, and internal reporting.



Emergency Permit Types

- Create emergency permits today!
 - Commercial
 - Residential
 - Temporary Use

A	B	C	D	E
DSD Building Permits		10/2/2024	-	5/18/2026
<i>Permit Type</i>	<i>Permit Category</i>	Applied	Issued	Applied Valuation
Commercial	Com: Alterations	153	103	\$52,490,453.04
	Com: Bldg. Repair-Replace	200	160	\$25,014,896.08
	Com: Demo	107	62	\$10,784,334.00
	Com: Reroof	36	35	\$2,432,856.00
	Event-Temporary Use	29	19	\$0.00
	Trade	158	120	\$2,048,271.28
Commercial Total		683	499	\$92,770,810.40
Residential	Res: Alterations	86	67	\$8,115,529.94
	Res: Bldg Repair-Replace	168	125	\$9,246,610.51
	Res: Deck	14	12	\$318,189.14
	Res: Demolition	35	29	\$499,834.00
	Res: Reroof	31	18	\$2,383,497.35
	Trade	256	221	\$894,511.23
Residential Total		590	472	\$21,458,172.17
Grand Total		1273	971	\$114,228,982.57

Emergency Permits: Temporary Use Permits

Temporary Use Permits

- Be prepared to think way outside the box
- Critical for the health and welfare of the community
- Examples
 - Drug store at the mall
 - FEMA Assistance centers
 - Big Box Lumber stores
 - Banks
 - Grocery stores
 - Small businesses
 - In current location, maybe outside
 - In new location



Assigning Department Staff

- **Assign staff for:**
 - Assessments
 - Storm and non-storm teams
 - Permit Technicians
 - Plan Review
 - Inspections
 - Electrical Quick response person/team
 - First few weeks
 - Bring homes and commercial buildings back online quickly
 - Logistics (for your office or DOC location)
 - Food
 - Water
 - Vehicles
 - Volunteers

Standard Operating Procedures (SOPs)

- Develop Standard Operating Procedures (SOPs) for each department-level work group that is established.
 - Permit Technicians
 - Inspectors
 - Plan Reviewers
- SOPs for permitting
 - What's allowed
 - What's not allowed
 - Pre-storm conditions
 - Waiving or assessing fees



Helpful links:

- [Tropical Storm Helene Customer FAQ](#)
- [Tropical Storm Helene Open for Business Guidelines](#)
- [CoA Fire Watch Information TS Helene.pdf](#)
- [TS Helene Bldg Assess Green/Yellow/Red](#)
- [TS Helene Catastrophic Event Record-SOP](#)

<https://canon.sog.unc.edu/2024/10/planning-and-permitting-aspects-of-helene-recovery-legislation/>
<https://www.ncleg.gov/Sessions/2022/Bills/1House/PDF/11495.pdf>

[Legal Determination of Fees.pdf](#)

https://www.avecode.com/Title/4719YOC/Code/Code/Ga/Ca/3414140Q/View/Inspector_Link
(Frontline CSFM)

Fees:

CONSTRUCTION FEE MORATORIUM SECTION 16.2 (a) Notwithstanding any other provision of law, for any single commercial or residential project, the Department of Insurance, counties, and cities shall not impose any fee associated with a permit, inspection, or certificate of occupancy required by law for construction, reconstruction, alteration, repair, movement to another site, removal, or demolition of a manufactured home, building, dwelling, or structure damaged **as a direct result of Hurricane Helene**.

SECTION 16.2 (b) The moratorium provided in subsection (a) of this section applies in North Carolina counties designated under a major disaster declaration by the President of the United States under the Stafford Act (P.L. 93-288) **as a result of Hurricane Helene**. A person is allowed a refund of any fee assessed and collected that is subject to the moratorium imposed by this section. The Department of Insurance, counties, and cities shall post a notice of the availability of a refund on their websites.

SECTION 16.3 (a) This section is effective when it becomes law and applies to applications for issuance of a permit dated on or after September 26, 2024. This section expires on December 31, 2024.

Payment:

Item	Pay Work	Amount	Check #	FE Auth. Date	Item Account	Approval Status	Administrators (0)
Permit		0.00					

Fee Update 4/2/25: CoA will continue to waive permits associated with Helene through June 30, 2025. This coincides with the extension of the State of Emergency. Please see email for specific information.

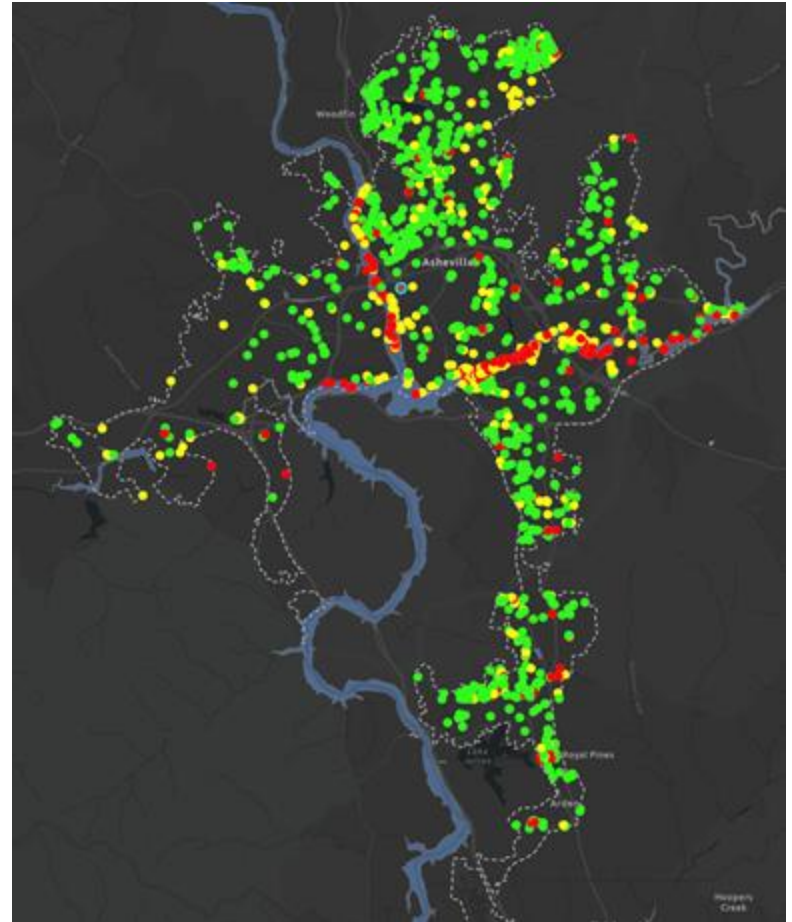
****A more recent Law (Session Law 2025-2) extended the declared State of Emergency to June 30th, 2025. While the recent legislation didn't include a global waiver of fees, we've chosen to continue the waiver of TS Helene Permit fees through the duration of the declared State of Emergency.

[Helene Permit Fees CoA server 6-30-25.pdf](#)

Post-Disaster Geospatial Data Collection

The City of Asheville used ArcGIS Survey123 to facilitate post-disaster geospatial data collection

- FEMA P-2055: *Post-Disaster Building Safety Evaluation Guidance*
- ATC-45 Field Manual: *Safety Evaluation of Buildings after Windstorms and Floods*
- ATC-45 Inspections
 - Phase I
 - Phase II
- Substantial Damage Evaluations for Floodplain Managers
 - FEMA Substantial Damage Estimator Tool (*FEMA P-784*)



Pre-Planning for Staging Locations

- **Pre-Plan Staging locations**
 - Debris
 - World Kitchen (and others)
 - Water Tractor Trailers
 - Donations
 - Drop off
 - Distribution
 - Care organizations
 - Disaster relief
 - Rebuild volunteers
 - Faith based construction crews



Disaster Behavioral Health Services

- **Disaster Behavioral Health Services**
 - Focus on stabilizing survivors and mitigating long-term psychological conditions like PTSD, depression, and severe grief
 - Include providing mental health, substance abuse, and stress management services to disaster survivors and responders
- Plan for services to be:
 - Available in a central location
 - Available to meet staff where they are



Post-Disaster Recovery Programs

- Be prepared to list and describe all Federal, State, and local post-disaster recovery programs to the public
 - FEMA Public Assistance (PA) - AHJs/state and local government
 - FEMA Individual Assistance (IA) - Community members
 - Small Business Administration (SBA) loans
 - Housing and Urban Development (HUD) - Community Development Block Grant Disaster Recovery (CDBG-DR) funds
 - Debris removal \ Private property debris removal
 - Immediate needs
 - Chain saws
 - Shelter
 - Private bridge repair



FEMA



U.S. Small Business Administration



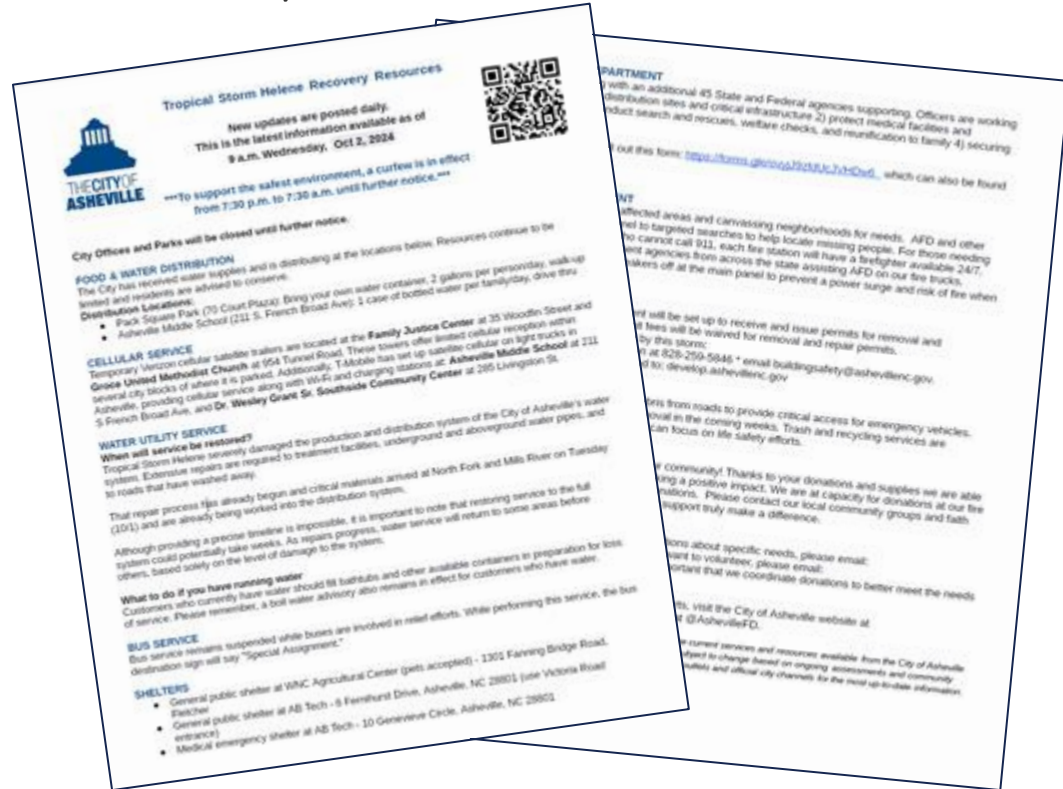
Joint Information Center (JIC)

- **Create a Joint Information Center (JIC)**
 - Centralized facility where public information officers (PIOs) from multiple agencies, jurisdictions, or disciplines gather during an incident
 - Serves as the single hub to coordinate, verify, and disseminate accurate, consistent public messaging, effectively preventing misinformation and reducing media confusion
- Separate from the Emergency Operations Center (EOC), but may be located close by
- Consider creating a JIC email
 - JIC@myjurisdiction.gov



One-Pager for Community Members and Staff

- Develop a one-pager outline for community and staff information
- 5 W's and H
 - Who?
 - What?
 - Where?
 - When?
 - Why?
 - How?





The ICC When Disaster Strikes Training Institute

Bill Bracken

Technical Trainer

ICC

Disasters

In 2025, over 87 million people in the U.S. were impacted by climate-related disasters

[Climate Central]



Post-Disaster Responsibilities

“Building departments are critical to post-disaster recovery, as they manage structural safety evaluations, damage assessments, and permitting for repairs [and] directly dictates the pace of reconstruction, community resilience, and economic recovery.”

[FEMA]

Post-Disaster Responsibilities

- Initial and Preliminary Damage Assessments
- Post-disaster Building Safety Evaluations
- Substantial Damage Estimates and Determinations
- Increased Permit Intake, Plans Review and Construction Inspections
- Increased Licensing Enforcement

Public Information Regarding:

- Damage Assessments
- Building Safety Evaluations
- Building Restoration
- Construction Permitting

When Disaster Strikes

The When Disaster Strikes (WDS) program was created to increase awareness and provide training related to the code official's post-disaster roles

When Disaster Strikes

Program

- Training Courses
- Resources
- Certifications



When Disaster Strikes

Training Courses

- Disaster Planning for the Building Department
- Initial & Preliminary Damage Assessments
- Mutual Aid and DRRRA 1206
- When Disaster Strikes – Evaluator
- Substantial Damage Estimates and Determinations
- When Disaster Strikes – Coordinator
- When Disaster Strikes – Refresher

WDS-Evaluator

The ratio between the number of damaged structures and outside resources (personnel) required to respond and recover from a disaster is 1:1

[Journal of Safety Science and Resilience]



Questions and Answers

Wrap-Up

Thank you for attending!

Questions: kfippinger@iccsafe.org

<https://www.iccsafe.org/fdm/>





www.iccsafe.org

one**ICC**

