



MILLS COUNTY - Building & Zoning Department

2019 MILLS COUNTY FLOOD INFORMATION PROCESS FOR INITIAL SAFETY AND ELECTRICAL INSPECTION

This residence was just inspected by Mills County Building & Zoning Department.

PLEASE NOTE: FEMA Regulations may apply prior to all repairs, renovations or new construction. Please consult with your FEMA representative.

- The colored Safety Inspection Notification posted on your property is a result of a Safety Inspection that was performed on your residence or commercial property. This inspection is an initial safety inspection to identify your property as one of the following:
 - **Green:** The structure has been inspected as indicated below and no apparent structural hazard has been found. This property is approved for entry and occupancy.
 - **Blue:** This property has been inspected. Mills County will contact MidAmerican Energy to inform them that this property has been approved to have the power reconnected to the structure(s). Permits are required for structural repairs, new electrical, mechanical and plumbing work. **(See electric restoration process)**
 - **Yellow:** An inspection was performed, and water was in this structure. This Structure has been damaged and its safety is questionable. Permits are required for structural repairs, new electrical, mechanical and plumbing work. **(See electric restoration process)**
 - **Pink/Orange:** This structure has been inspected and water was in this structure. It appears to have minor structural damage found which does not appear to affect the structural safety of the building. Permits are required for structural repairs, new electrical, mechanical and plumbing work. **(See electric restoration process)**
 - **Red:** An inspection was performed, and the structure is believed to have been structurally damaged and it is unsafe to enter. Doing so will be at your own risk; entry may result in death or injury. Permits are required for structural repairs, new electrical, mechanical and plumbing work. **(See electric restoration process)**

The initial safety inspection is not an act to condemn your home, but to identify the visible safety level.

Electric restoration process:

MidAmerican Energy will not re-energize power to your property without first receiving approval of the safety electrical inspection from the County Inspector.

The inspector will notify MidAmerican Energy of the approved safety electrical inspection. Following receipt of the safety electrical inspection approval, restoration of your electrical service by MidAmerican Energy could take up to 24 hours.

The Flood Safety Inspection is a courtesy service provided by Mills County. However, if any damage has occurred that would require new plumbing, mechanical, electrical repair/replacement, structural repairs, or new construction, building permits and associated fees will be required. All permit information may be obtained from the Mills County Building and Zoning Office.

Contact information:
Mills County Building & Zoning Department
403 Railroad Ave.
Glenwood, IA 51534
(712) 527-4347
www.millscoia.us



MILLS COUNTY - Building & Zoning Department

Date: 03/25/2019

To: Mills County Rural Residents

From: Darin Whatcott, County Building & Zoning Official

Regarding: Flood Safety Inspection, Cleanup Safety & Salvaging

First: Before entering an area to begin cleanup efforts, check for down electrical wires, floating propane tanks, and possible exposed gas mains to buildings. And there should be an approved direct road/street access provided to the affected property.

Second: Before any building structure(s) cleanup can commence, you will need to contact the Building & Zoning (B&Z) Department office and schedule to have a building inspector perform a safety inspection to determine that the structure(s) is safe to begin cleanup efforts and to possibly restore electrical/power to the building and/or site. And we ask that the owner of the property contact the B&Z Department at least a day before to schedule this safety inspection.

It is required that an approved direct access road/street to the property is provided and the owner and/or an owner's representative accompanies the building inspector during this safety inspection to review possible safety requirements, issues and concerns.

Make sure electricity and gas has been turned off or disconnected and open all doors and windows to remove any gases from the structure(s) and alleviate offensive odors. There shall not be any standing water present on the building structure(s) main floor and/or floor levels where electrical panels exist to have possible electrical power service restored. Please note; electrical power can be established with an approved temporary electrical power apparatus installed on the property by approved electrician and permit.

After the building inspector determines that the structure is safe, inside cleanup efforts may formally begin.

Third: After cleanup has been completed and any ordinary repair work would be required to be done on the building structure(s), then the following type of repair work will NOT require County building permit(s) as follows:

- Re-roofing and re-siding residential structures.
- Gypsum Board (dry-wall/sheetrock) replacement, painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

- Minor electrical repair work, including the replacement of lamps, outlets, switches and/or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- Gas or propane replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- Plumbing replacement of any fixtures and minor parts that does not alter approved systems or make systems unsafe. The stopping of leaks in drains, water, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained.
- The clearing of stoppages or the repairing of leaks in plumbing pipes, valves or fixtures and the removal and reinstallation of water closets provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
- Mechanical repairs of any part that does not alter its approval or make it unsafe, provided such repairs do not involve or require the new equipment replacement or rearrangement of ducts, vents and/or pipes.

Building permits will be required for cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress (doors & windows), or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any structure, standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

If there is any questions and/or concerns with the Flood Safety Inspection procedure, please feel free to contact our office at (712) 527-4347 to have us help you through this important safety process.

Additional Cleanup Safety Information & Precautions:

Many contaminants and other hazards are not visible. Floodwater often contains infectious organisms such as Salmonella, E. coli, Hepatitis A virus, and tetanus. Illnesses can be brought about by eating or drinking contaminated food or water. Tetanus can also be contracted by contaminated soil or water entering an open cut or wound. Be alert to the symptoms and seek medical help immediately. The symptoms include: Nausea, Abdominal Cramps, Vomiting, Muscle Aches, Diarrhea and Fever.

A few basic steps of precautions will help to ensure your safety in the cleanup efforts:

- Be sure your tetanus shot is current – within the last 10-years.
- Keep a supply of elevated or protected bottled water available for drinking.
- Consider all water unsafe until tested and/or by authorities that your water supply or system is safe.
- Maintain a supply of safe water for washing and cleaning.
- Be alert for chemically contaminated floodwater at industrial sites.
- If the safety of any food or beverage is in doubt, throw it out.
- Seek immediate medical care in the event of any animal bites.
- Keep children and pets away from possibly contaminated areas.

Reducing Your Exposure to Mold:

If mold is present during the cleanup process, mold spores will be released into the air. For protection during the cleanup operation:

- Use a HEPA filter respirator to reduce the number of mold spores you might breathe in.
- Wear protective clothing that can be discarded.
- Wear rubber gloves.
- Work for a short while and then take breaks in the fresh air.
- Work with windows open and keep them open after cleanup.
- Turn off any type of mechanical duct system to prevent the spores spreading throughout the structure and ducts.
- If there is an air return vent in the room, cover it tightly.
- Place a fan in an open window to blow air out of the affected room.
- Double-bag all cleanup materials before removal from contaminated area.

If you use outside contractors or professionals, make sure they have experience cleaning up mold, check their references, and have them follow these standard recommendations.