



CO00020774

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 97- 033

AMENDING SNOHOMISH COUNTY CODE
CHAPTER 27.24
REGARDING CONSTRUCTION STANDARDS WITHIN FLOOD HAZARD AREAS

WHEREAS, the county executive and county council have identified regulatory reform of land use regulations as a high priority for county government; and

WHEREAS, with the assistance of the county council, the county executive and prosecuting attorney have established a regulatory reform process to make land use regulations more understandable to the public and more easily implemented by the county; and

WHEREAS, this ordinance is a result of that process;

THEREFORE, BE IT ORDAINED:

Section 1. Snohomish County Code Section 27.24.020, last amended by Ord. No. 95-027 on May 24, 1995, is AMENDED to read:

27.24.020 Specific standards.

In all special flood hazard areas where base elevation data has been provided as set forth in SCC 27.16.060, the following regulations shall apply, in addition to the general regulations of SCC 27.24.010:

(1) All electrical, heating, ventilation, plumbing, and air conditioning equipment that is permanently affixed to a structure and which may be subject to floodwater damage shall be elevated a minimum of one foot above the base flood elevation or higher (unless within an approved watertight structure).

(2) Residential Construction.

(a) New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated a minimum of one foot above the base flood elevation.

(b) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

(i) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

(ii) The bottom of all openings shall be no higher than one foot above grade.

(iii) Openings may be equipped with screens, louvers, or other coverings or devices PROVIDED That they permit the automatic entry and exit of floodwaters.

~~((2))~~ (3) Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated a minimum of one foot above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

(a) Be floodproofed so that below an elevation one foot above base flood level the structure is watertight with walls substantially impermeable to the passage of water; and

(b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

~~((3))~~ (4) Agricultural Construction. New construction and substantial improvement of any agricultural structure shall either have the lowest floor, including basement, elevated a minimum of one foot above the base flood elevation; meet the floodproofing requirements of subsection ~~((2))~~ (3) of this section; or, together with attendant utility and sanitary facilities, shall:

(a) Have a low potential for structural flood damage; and shall not exceed a maximum assessed value for the cost of construction of \$18,000. The assessed value of construction shall be determined by the department in accordance with the valuation procedure utilized in conjunction with the setting of building permit fees; and

(b) Be designed and oriented to allow the free passage of floodwaters through the structure in a manner affording minimum flood damage ~~(; and)~~.

~~((c) Ensure that all electrical and mechanical equipment subject to floodwater damage and permanently affixed to the structure be elevated a minimum of one foot above the base flood elevation or higher.)~~ Construction under the provisions of (a) ~~(through (e))~~ and (b) of this subsection will result in increased premium rates for flood insurance which may be as high as \$25.00 per \$100.00 of insurance coverage, or more.

~~((4))~~ (5) Mobile Homes.

(a) Mobile homes shall be anchored in accordance with SCC 27.24.010(1)(b), and shall have the lowest floor elevated a minimum of one foot above the base flood elevation.

(b) The repair, reconstruction or improvement of existing mobile home parks (including streets, utilities and pads), and mobile homes not placed in a mobile home park, shall have:

(i) Pads or lots elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be a minimum of one foot above the base flood level; and

(ii) Adequate surface drainage and access provided for a hauler; and

(iii) In the instance of elevation on pilings (A) lots large enough to permit steps, (B) piling foundations placed in stable soil no more than 10 feet apart, and (C) reinforcement provided for pilings extending more than six feet above the ground level.

~~((5))~~ (6) Critical facilities shall have the lowest floor, and the items listed in subsection (1) of this section, elevated to three feet or more above the level of the base flood elevation at the site. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into flood waters. Access routes elevated to or above the level of the base flood plain shall be provided to all critical facilities to the extent possible.

Section 2. The effective date of this ordinance shall be June 30, 1997.

PASSED this 14th day of May, 1996

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Kimberly Stevens
Chairperson, Vice

ATTEST:

Sheila McCullister
Clerk of the Council, *asst.*

- APPROVED
- VETOED
- EMERGENCY

Attest: *Laura Nelson*

Approved as to form only:

Mark J. McJ... 8/13/96
Deputy Prosecuting Attorney

DATE *5/16/97*
[Signature]
County Executive

ROBERT J. DREWEL
County Executive

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