

FRANKLIN COUNTY ORDINANCE 02 - 2022  
BEFORE THE BOARD OF COUNTY COMMISSIONERS OF  
FRANKLIN COUNTY, WASHINGTON

*Repeal and Replacement of FCC Chapter 15.08 – Flood Damage Prevention Code*

**WHEREAS**, the Board of Franklin County Commissioners is given authority to pass regulatory Ordinances under the Washington State Constitution Article 11, §11, RCW 36.32.120(7), and RCW 86.16; and

**WHEREAS**, the Washington State Department of Ecology as designated lead agency in RCW 86.16, determined the County to be deficient and in need of an update to their floodplain management regulations to be compliant with the current Federal Emergency Management Authority (FEMA) Model Ordinance for Washington State; and

**WHEREAS**, Franklin County previously passed Ordinance 7-2008, an update to Ordinance 08-2004, which itself was an update to Ordinance 10-88, which updated Ordinance 03-87; and

**WHEREAS**, Ordinance 7-2008 provided minimum standards for flood damage prevention within unincorporated areas of Franklin County; and

**WHEREAS**, Ordinance 7-2008 was adopted and codified as Franklin County Code Chapter 15.08, "Flood Damage Prevention", a chapter of Franklin County Code, Title 15, Buildings and Construction; and

**WHEREAS**, Franklin County subsequently passed Ordinance 7-2008 which amended Franklin County Code Section 15.08; and

**WHEREAS**, in accordance with RCW 43.21C.450, no SEPA review is required for this action; and

**WHEREAS**, the County Commissioners find it in the public interest to approve the code amendments;

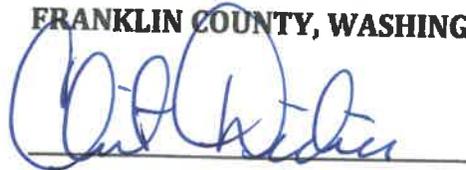
**NOW, THEREFORE, BE IT ORDAINED** that the existing Franklin County Code Chapter 15.08 – “Flood Damage Prevention” is hereby repealed and replaced, as shown in Attachment A of this ordinance; and

**BE IT FURTHER ORDAINED** that this ordinance shall be in force and in effect after its passage and publication as required by law.

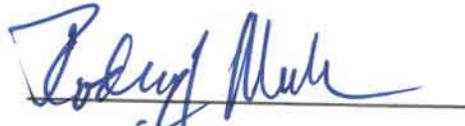
**APPROVED THIS 7<sup>th</sup> DAY OF JUNE, 2022**

**BOARD OF COUNTY COMMISSIONERS**

**FRANKLIN COUNTY, WASHINGTON**



**Chair**



**Chair Pro Tem**

**Attest:**



**Clerk of the Board**



**Member**

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***Attachment A:***

**Article I. - Statutory Authorization, Findings of Fact, Purpose and Objectives**

**15.08.010 - Statutory authorization.**

The Legislature of the State of Washington has in Article II, Section II of the Washington State Constitution and RCW 36.32.120 delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Board of County Commissioner of Franklin County, Washington does ordain as follows.

**15.08.020 - Findings of fact.**

1. The flood hazard areas of Franklin County, when subject to periodic inundation, can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
2. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards that increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses are inadequately flood-proofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

**15.08.030 - Statement of purpose.**

It is the purpose of this chapter to promote the public health, safety, and general welfare, reduce the annual cost of flood insurance, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

1. To protect human life and health;
2. To minimize expenditure of public money and costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;

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6. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
7. To ensure that potential buyers are notified that property is in an area of special flood hazard, and
8. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
9. Participate in and maintain eligibility for flood insurance and disaster relief.

**15.08.040 - Methods of reducing flood losses.**

In order to accomplish its purposes, this chapter includes methods and provisions for:

1. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which results in damaging increases in erosion or in flood heights or velocities;
2. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
4. Controlling filling, grading, dredging, and other development which may increase flood damage, and
5. Preventing or regulating the construction of flood barriers that will unnaturally divert flood waters or which may increase flood hazards in other areas.

**15.08.050 - Definitions.**

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

**"Alteration of watercourse"** means any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

**"APPEAL"** means a request for a review of the Building Inspector's interpretation of any provisions of this chapter or a request for a variance.

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**"AREA OF SHALLOW FLOODING"** means a designated AO or AH Zone on Franklin County's Flood Insurance Rate Maps (FIRMs) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

**"AREA OF SPECIAL FLOOD HAZARD"** means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, A1-30, AE, A99, AR (V., VO, V1-30, VE). "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

**"ASCE 24"** means the most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

**"BASE FLOOD"** means the flood having a one percent chance of being equaled or exceeded in any given year (also referred to as the "100-year flood".)

**"Base Flood Elevation (BFE)"** means the elevation to which floodwater is anticipated to rise during the base flood.

**"BASEMENT"** means any area of the building having its floor sub-grade (below ground level) on all sides.

**"Building"** See "Structure."

**"Building Code"** means the currently effective versions of the International Building Code and the International Residential Code adopted by the State of Washington Building Code Council.

**"BREAKAWAY WALL"** means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

**"CRITICAL FACILITY"** means a facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous wastes.

**"DEVELOPMENT"** means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations. Or storage of equipment or materials located within the area of special flood hazard.

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**"ELEVATION CERTIFICATE"** means an administrative tool of the National Flood Insurance Program (NFIP) that can be used to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

**"ELEVATED BUILDING"** means for insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

**"Essential Facility"** means the same as "Essential Facility" defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.

**"Existing Manufactured Home Park or Subdivision"** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.

**"Expansion to an Existing Manufactured Home Park or Subdivision"** means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**"Farmhouse"** means a single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.

**"FLOOD" or "FLOODING"** means the following:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
  - a) The overflow of inland or tidal waters.
  - b) The unusual and rapid accumulation or runoff of surface waters from any source.
  - c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

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2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

**"Flood elevation study"** means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

**"FLOOD INSURANCE RATE MAP (FIRM)"** means the official map of the community on which the Federal Insurance Administrator has delineated both the Special Flood Hazard Areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

**"Floodplain or flood prone area"** means any land area susceptible to being inundated by water from any source. See "Flood or flooding."

**"Floodplain administrator"** means the community official designated by title to administer and enforce the floodplain management regulations.

**"Floodplain management regulations"** means the zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

**"Flood proofing"** means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

**"FLOODWAY"** means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as "Regulatory Floodway."

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**“Functionally dependent use”** means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

**“Highest adjacent grade”** means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**“Historic structure”** means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - a. By an approved state program as determined by the Secretary of the Interior, or
  - b. Directly by the Secretary of the Interior in states without approved programs.

**“LOWEST FLOOR”** means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter found at Section 5.2.1(2).

**“MANUFACTURED HOME”** means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" also includes park trailers, travel trailers, or to other similar vehicles placed on a site for greater than one hundred eighty (180) consecutive days, but does not include "Recreational Vehicles."

**“MANUFACTURED HOME PARK OR SUBDIVISION”** means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

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**"Mean Sea Level"** means, for purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

**"NEW CONSTRUCTION"** means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures..

**"NEW MANUFACTURED HOME PARK OR SUBDIVISION"** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

**"One-hundred-year flood" or "100-year flood" See "Base Flood."**

**"Reasonably Safe from Flooding"** Development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.

**"RECREATIONAL VEHICLE"** means a vehicle,

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**"START OF CONSTRUCTION"** includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within 180 days from the permit date. The actual

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start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers, or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**"STRUCTURE"** means, for floodplains management purposes, a walled and roofed building including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

**"SUBSTANTIAL DAMAGE"** means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**"SUBSTANTIAL IMPROVEMENT"** means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either: The term does not, however, include either:

1. Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions: or
2. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

**"VARIANCE"** means a grant of relief by a community from the requirement of this chapter, which permits construction in a manner that would otherwise be prohibited by this chapter.

**"Water surface elevation"** means the height, in relation to the vertical datum utilized in the applicable flood insurance study of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

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**"WATER DEPENDENT"** means a structure for commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

**Article II. - General Provisions**

**15.08.060 - Lands to which this chapter applies.**

This chapter shall apply to all areas of special flood hazards within the jurisdiction of unincorporated Franklin County.

**15.08.070 - Basis for establishing the areas of special flood hazard.**

The areas of special flood hazard identified by the Federal Insurance Administrator in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for the County of Franklin," dated November 1, 1979, and any, dated revisions thereto, with accompanying Flood Insurance Rate Maps (FIRMs)," dated May 1, 1980, and any, dated revisions thereto, are hereby adopted by reference and declared to be a part of this chapter. The FIS and FIRMs are on file at the Franklin County Planning and Building Department, 1016 North 4th Avenue, Pasco, WA 99301, (509) 545-3521.

The best available information for flood hazard area identification as outlined in Chapter 15.08.150 shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under Chapter 15.08.150.

**15.08.080- Compliance.**

1. All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.
2. Penalties for Noncompliance: No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$1,000 or imprisoned for not more than 90 days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein

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contained shall prevent Franklin County from taking such other lawful action as is necessary to prevent or remedy any violation.

**15.08.090 - Abrogation and greater restrictions.**

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

**15.08.100 - Interpretation.**

In the interpretation and application of this chapter, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body, and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

**15.08.110 - Warning and disclaimer of liability.**

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Franklin County, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

**15.08.120 - Severability**

This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.

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**Article III. - Administration**

**15.08.130 - Establishment of development permit.**

**Development Permit Required.**

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 15.08.070. The permit shall be for all structures including manufactured homes, as set forth in the DEFINITIONS, and for all development including fill and other activities, also set forth in the DEFINITIONS.

**Application for Development Permit**

Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

1. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate with Section B completed by the Floodplain Administrator;
2. Elevation in relation to mean sea level to which any structure has been floodproofed;
3. Where a structure is to be floodproofed, certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet floodproofing criteria in FCC 15.08.260;
4. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development;
5. Where development is proposed in a floodway, an engineering analysis indication no rise of the Base Flood Elevation, and;
6. Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

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**15.08.140 - Designation of the Floodplain Administrator.**

The Franklin County Building official or their designee is hereby appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

For those type of construction or development projects which do not require a building permit but involve some other local legislative or administrative approval (i.e., shoreline permit, conditional use permit, subdivision or short plat approval, etc.), the official responsible for a project's compliance with this chapter shall be the Franklin County Planning Director or their designee.

**15.08.150 - Duties and responsibilities of the Administrator.**

Duties of the Building Official or designee shall include but not be limited to:

1. Permit Review: Review all development permits to determine that:
  - a. Permit requirements of this chapter have been satisfied.
  - b. All other required state and federal permits.
  - c. Review all development permits to determine that all necessary Federal, State, and local permits have been obtained from which prior approval is required.
  - d. The site is reasonably safe from flooding.
  - e. The proposed development is not located in the floodway. If located in the floodway, assure the encroachment provisions of Section 15.08.260 Floodways are met.
  - f. Notify FEMA when annexations occur in the Special Flood Hazard Area.

**15.08.160 - Use of other base flood data.**

When base flood elevation data has not been provided in accordance with Section 15.08.070 Basis for establishing the areas of special flood hazard, the Building Inspector shall obtain, review, and

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reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer Section 15.08.250 Specific standards, and Section 15.08.260 Floodways.

**15.08.170 - Information to be obtained and maintained.**

1. Where base flood elevation data is provided through the FIS, FIRM, or required as in Section 15.08.160, obtain and maintain a record of the actual (as-built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
2. For all new substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in Section 15.08.160:
  - a. Obtain and maintain a record of the elevation (in relation to mean sea level) to which the structure was floodproofed.
  - b. Maintain the floodproofing certifications required in Section 15.08.170(3).
3. Certification required by Section 15.08.260 (floodway encroachments).
4. Records of all variance actions, including justification for their issuance.
5. Improvement and damage calculations.
6. Maintain for public inspection all records pertaining to the provisions of this chapter.

**15.08.180 - Notification to Other Entities.**

Whenever a watercourse is to be altered or relocated:

1. Notify adjacent communities and the Washington State Department of Ecology prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administrator through appropriate notification means.

Assure that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained.

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**15.08.190 - Interpretation of FIRM boundaries.**

Make interpretations where needed, as to exact location, the boundaries of the areas of special flood hazards (e.g. where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Sections 15.08.010 and 15.08.230. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the NFIP.

**15.08.200- Review of Building Permits.**

Where elevation data is not available either through the FIS, FIRM, or from another authoritative source (Section 15.08.170), applications for floodplain development shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available.

(Failure to elevate habitable buildings at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.)

**15.08.210- Changes to Special Flood Hazard Area**

1. If a project will alter the BFE or boundaries of the SFHA, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or boundaries of the SFHA would normally require a Letter of Map Change, then the project proponent shall initiate, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner consistent with the approved CLOMR.
2. If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications.

**15.08.220 - Variance procedure—Appeal Board.**

1. The Board of County Commissioners of Franklin County shall hear and decide appeals and request for variances from the requirements of this chapter.

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2. The Board of County Commissioners shall hear and decide appeals when it is alleged there is an error in any requirement, decisions, or determination made by the Building Inspector or Planning Director in the enforcement or administration of this chapter.
3. Those aggrieved by the decision of the Board of County Commissioners, may appeal such decision to the Superior Court, as provided in RCW 36.32.330.
4. In reviewing such appeals, the Board of County Commissioners shall consider all technical evaluations and relevant factors, all standards specified in other sections of this chapter, and the following additional criteria:
  - i. The danger that materials may be swept onto other lands to the injury of others;
  - ii. The danger to life and property due to flooding or erosion damage;
  - iii. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - iv. The importance of the services provided by the proposed facility to the community;
  - v. The necessity to the facility of a waterfront location, where applicable;
  - vi. The availability of alternative locations (for the proposed use) which are not subject to flooding or erosion damage;
  - vii. The compatibility of the proposed use with existing and anticipated development;
  - viii. The relationship of the proposed use to the comprehensive plan and flood plan management for that area;
  - ix. The safety of access to the property in times of flood for ordinary and emergency vehicles;
  - x. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site, and;

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- xi. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- 5. Upon consideration of the factors of Section 15.08.190(4) and the purposes of this chapter, the Board of County Commissioners may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.
- 6. The Building Inspector shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

**15.08.230 - Variance procedure—Conditions for variances.**

- 1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots which existing structures constructed below the base flood level, providing items (i-xi) in Section 15.08.220(4) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- 2. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed in the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this section.
- 3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- 4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- 5. Variances shall only be issued upon:
  - i. A showing of good and sufficient cause;
  - ii. A determination that the failure to grant the variance would result in exceptional hardship to the applicant, and;
  - iii. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

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6. Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.
7. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except Section 15.08.230(1) and otherwise complies with Sections 15.08.240 A and B of the General standards.
8. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation.

**Article IV. - Provisions for Flood Hazard Protection**

**15.08.240 - General standards.**

In all areas of special flood hazards, the following standards are required:

**A. Anchoring:**

1. All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from the hydrodynamic and hydrostatic loads including the effects of buoyancy.
2. All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors. For more detailed information, refer to guidebook, FEMA-85 "Manufactured Home Installation in Flood Hazard Areas".

**B. Construction Materials and Methods:**

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

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2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
  3. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding. Locating such equipment below the base flood elevation may cause annual flood insurance premiums to be increased.
- C. Storage of Materials and Equipment:
1. The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in special flood hazard areas.
  2. Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.
- D. Utilities:
1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
  2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.
  3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
  4. Water wells shall be located on high ground that is not in the floodway.
- E. Subdivision Proposals and Development:
- All subdivisions, as well as new development shall:
1. Be consistent with the need to minimize flood damage;
  2. Have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;
  3. Have adequate drainage provided to reduce exposure to flood damage;

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4. Where subdivision proposals and other proposed developments contain greater than 50 lots or 5 acres (whichever is the lesser) base flood elevation data shall be included as part of the application.

**15.08.250. - Specific standards.**

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 15.08.070, Basis For Establishing the Areas of Special Flood Hazard, or Section 15.08.160, Use of Other Base Flood Data, the following provisions are required:

**A. Residential Construction:**

1. In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above base flood elevation. Mechanical equipment and utilities shall be waterproof or elevated least one foot above the BFE.
2. New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.
3. 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 must either be certified by a registered professional engineer or architect, or must meet or exceed the following minimum criteria:
  - i. Have 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, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
  - iv. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

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**B. Nonresidential Construction:**

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the following requirements of subsection 1 or 2 below:

1. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:
  - a. In areas where the BFE has been determined or can be reasonably obtained new construction and substantial improvement of any commercial, industrial, or other nonresidential structure:
    - i. The lowest floor, including basement, shall be elevated one foot or more above the BFE.
    - ii. Mechanical equipment and utilities shall be waterproofed or elevated least one foot above the BFE.
  - b. In areas for which a BFE is not available and cannot be reasonably obtained:
    - i. The structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.
  - c. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize the 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. Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
    - ii. The bottom of all openings shall be no higher than one foot above grade.
    - iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.
    - iv. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

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2. If the above requirements in subsection 1 are not met, then new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:
  - a. Be dry floodproofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry flood proofed to the elevation required by ASCE 24, whichever is greater;
  - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
  - c. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 15.08.170;
  - d. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in 15.08.250(A)(2).

Applicants who are floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building floodproofed to the base flood level will be rated as one foot below).

**C. Manufactured Homes.**

1. All manufactured homes to be placed or substantially improved on sites shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

This applies to manufactured homes:

- a. Outside of a manufactured home park or subdivision;
- b. In a new manufactured home park;
- c. In an expansion to an existing manufactured home park or subdivision, or;

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- d. In a manufactured home park or subdivision on a site on which a manufactured home has incurred “substantial damage” as the result of a flood.
- 2. Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions be elevated so that either:
  - a. The lowest floor of the manufactured home is elevated one foot or more above the base flood elevation, or;
  - b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- D. Recreational Vehicles.

Recreational vehicles placed on sites are required to either:

- 1. Be on the site for fewer than one hundred eighty (180) consecutive days, or;
- 2. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions, or;
- 3. Meet the requirements in subsection 15.08.250(C) Manufactured Homes, and the elevation and anchoring requirements for manufactured homes.

E. Critical Facility:

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the base floodplain. Construction of new critical facilities shall be permissible within the base floodplain if no feasible alternative site is available. Critical facilities constructed within the base floodplain shall have the lowest floor 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 floodplain shall be provided to all critical facilities to the extent possible.

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**F. Enclosed Area Below the Lowest Floor:**

If buildings or manufactured homes are constructed or substantially improved with fully enclosed areas below the lowest floor, the areas shall be used solely for parking of vehicles, building access, or storage.

**G. Appurtenant Structures (Detached Garages & Small Storage Structures).**

For A Zones (A, AE, A1-30, AH, AO):

1. Appurtenant structures used solely for parking of vehicles or limited storage may be constructed such that the floor is below the BFE, provided the structure is designed and constructed in accordance with the following requirements:
  - a. Use of the appurtenant structure must be limited to parking of vehicles or limited storage;
  - b. The portions of the appurtenant structure located below the BFE must be built using flood resistant materials;
  - c. The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement;
  - d. Any machinery or equipment servicing the appurtenant structure must be elevated or floodproofed to or above the BFE;
  - e. The appurtenant structure must comply with floodway encroachment provisions in Section 15.08.230;
  - f. The appurtenant structure must be designed to allow for the automatic entry and exit of flood waters in accordance with Section 15.08.260;
  - g. The structure shall have low damage potential;
  - h. If the structure is converted to another use, it must be brought into full compliance with the standards governing such use, and;
    - i. The structure shall not be used for human habitation.

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2. Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 15.08.250.
3. Upon completion of the structure, certification that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

**H. AE and A 1—30 Zones with base flood elevations but no floodways.**

In areas with BFEs (when a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1—30 and AE on the community's FIRM. Unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the community.

**15.08.260 - Floodways.**

Located within areas of special flood hazard established in Section 15.08.070 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and increase erosion potential, the following provisions apply:

**1. No Rise Standard:**

Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.

**2. Residential Construction in Floodways:**

Construction or reconstruction of residential structures is prohibited within designated floodways, except for:

- i. repairs, reconstruction, or improvements to a structure that do not increase the ground floor area, and;
- ii. repairs, reconstruction or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either:

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- a. Before the repair or reconstruction is started, or;
- b. if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50 percent.

**3. Replacement of Farmhouses in Floodway:**

Repairs, reconstruction, replacement, or improvements to existing farmhouse structures located in designated floodways and that are located on lands designated as agricultural lands of long-term commercial significance under RCW [36.70A.170](#) may be permitted subject to the following:

- a. The new farmhouse is a replacement for an existing farmhouse on the same farm site;
- b. There is no potential building site for a replacement farmhouse on the same farm outside the designated floodway;
- c. Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse;
- d. A replacement farmhouse shall not exceed the total square footage of encroachment of the farmhouse it is replacing;
- e. A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within ninety days after occupancy of a new farmhouse;
- f. For substantial improvements and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse respectively, including basement, is a minimum of one foot higher than the BFE;
- g. New and replacement water supply systems are designed to eliminate or minimize infiltration of flood waters into the system;
- h. New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters; and

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- i. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.
4. Substantially Damaged Residences in Floodway
  - a. For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the Floodplain Administrator may make a written request that the Department of Ecology assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Department of Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement, or relocation of a substantially damaged structure consistent with WAC 173-158-076. The property owner shall be responsible for submitting to the local government and the Department of Ecology any information necessary to complete the assessment. Without a favorable recommendation from the department for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC [173-158-070\(1\)](#).
  - b. Before the repair, replacement, or reconstruction is started, all requirements of the NFIP, the state requirements adopted pursuant to 86.16 RCW, and all applicable local regulations must be satisfied. In addition, the following conditions must be met:
    - i. There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway;
    - ii. A replacement residential structure is a residential structure built as a substitute for a legally existing residential structure of equivalent use and size;
    - iii. Repairs, reconstruction, or replacement of a residential structure shall not increase the total square footage of floodway encroachment;
    - iv. The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the BFE;
    - v. New and replacement water supply systems are designed to eliminate or minimize infiltration of flood water into the system;

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- vi. New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters;
  - vii. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.
5. All Other Building Standards Apply in the Floodway

If Section 15.08.260(1) is satisfied or construction is allowed pursuant to section 15.08.260(2), (3), or (4), all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this chapter.

**15.08.270 - Livestock Sanctuaries**

Elevated areas for the purpose of creating a flood sanctuary for livestock are allowed on farm units where livestock is allowed. Livestock flood sanctuaries shall be sized appropriately for the expected number of livestock and be elevated at least one foot above the BFE, which is sufficient to protect livestock. Proposals for livestock flood sanctuaries shall meet all procedural and substantive requirements of this chapter.

Note: To be "elevated sufficiently to protect livestock" typically means to be elevated at least one foot above the BFE.

**15.08.280 - Repealer.**

Ordinance No. 7-2008 (Flood Damage Prevention Ordinance) adopted October 1, 2008, Ordinance No. 08-2004 (Flood Damage Prevention Ordinance) adopted July 19, 2004, Ordinance No. 03-87 (Flood Damage Prevention Ordinance) adopted March 30, 1987, Ordinance No. 10-88 (An Ordinance Amending Flood Damage Prevention Ordinance No. 03-87) adopted December 27, 1988 and Franklin County Code Chapter 15.08 are hereby repealed as of the effective date of this chapter.

**15.08.290 - Effective date.**

This ordinance shall be in force and in effect after its passage and publication as required by law.

# **2020 FRANKLIN COUNTY FLOOD PLAIN REPORT PRESENTATION**

**BTC 2022-01**

**Repeal & Replacement of FCC 15.08, Flood Damage Prevention**

# Franklin County CAV Floodplain Report

Lynn Schmidt  
Flood Engineer  
Washington Department of Ecology

CAV Date: 3/18/20    Field Inspection Date: 8/13/19



# Agenda

## Topic

- Introduction, Purpose of Meeting, National Flood Insurance Program (NFIP) Handouts
- NFIP Community Profile
- Review Flood Insurance Study and Flood Insurance Rate Maps. Discuss any problems with flood maps.
- Ordinance Review
- Discuss development procedures in SFHA
- Review floodplain development permits
- Field Inspection Report findings
- Training Needs
- Other community concerns

# Community Profile

## NFTP Community Profile

### Franklin County

Washington

CID # 530044

Prepared for  
Community  
Assistance Visit of  
March 18, 2020

### Dates of Eligibility / Mapping

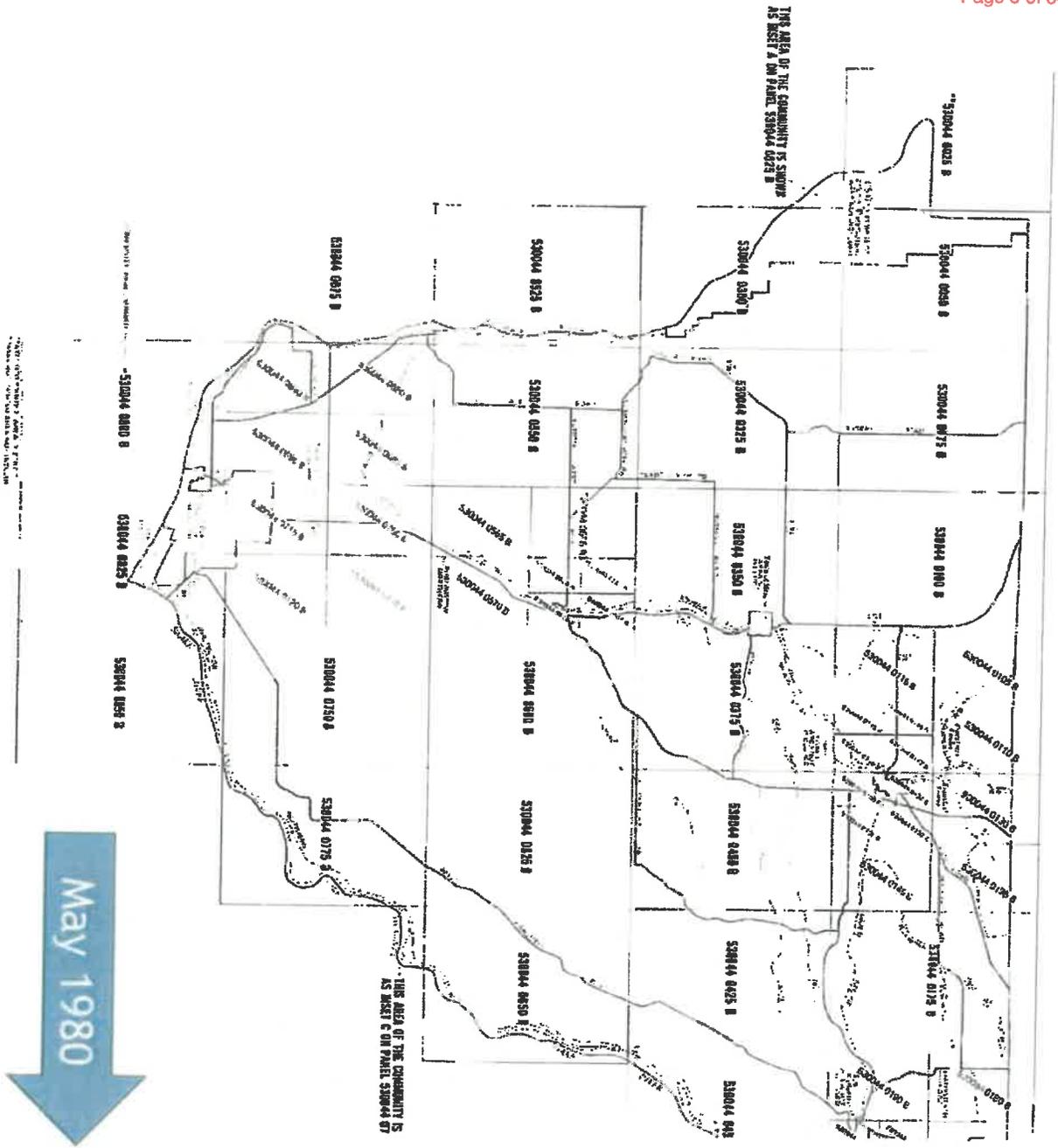
<u>May 9, 1974</u>	Entered Emergency Program
<u>May 1, 1980</u>	Entered Regular Program
<u>May 1, 1980</u>	Initial Flood Insurance Rate Map (FIRM)
<u>May 1, 1980</u>	Current Flood Insurance Rate Map (FIRM)
<u>CRS Class</u>	NA

### Map Status

Franklin County's effective flood maps date back to 1980 with an associated Flood Insurance Study (FIS) from 1979. Most of the flood hazard areas are approximate Zone A. Detailed studies were conducted for Kahlotus, Mesa, Connell, Eliopia, and north of Pasco. The paper maps show the FIRM and floodway on separate panels.

Map updates are not scheduled for Franklin County at this time. GIS data showing approximate locations of special flood hazard areas can be found on Ecology's RiskMAP app. <https://arcg.is/0eyqTm>

# Effective Paper Maps



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

FRANKLIN COUNTY,  
WASHINGTON  
(UNINCORPORATED AREAS)

## MAP INDEX

PANELS PRINTED: 50, 75, 100, 105, 110, 115, 117-119, 130, 135-139, 145, 175, 180, 185, 190-194, 225, 250, 275, 300, 325, 350, 375, 400, 425, 450, 475, 500, 525, 550, 557, 559, 565, 570, 600, 625, 650, 675, 680, 685, 690, 695, 705, 715, 720, 750, 775, 800, 825, 850

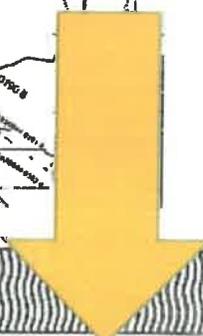
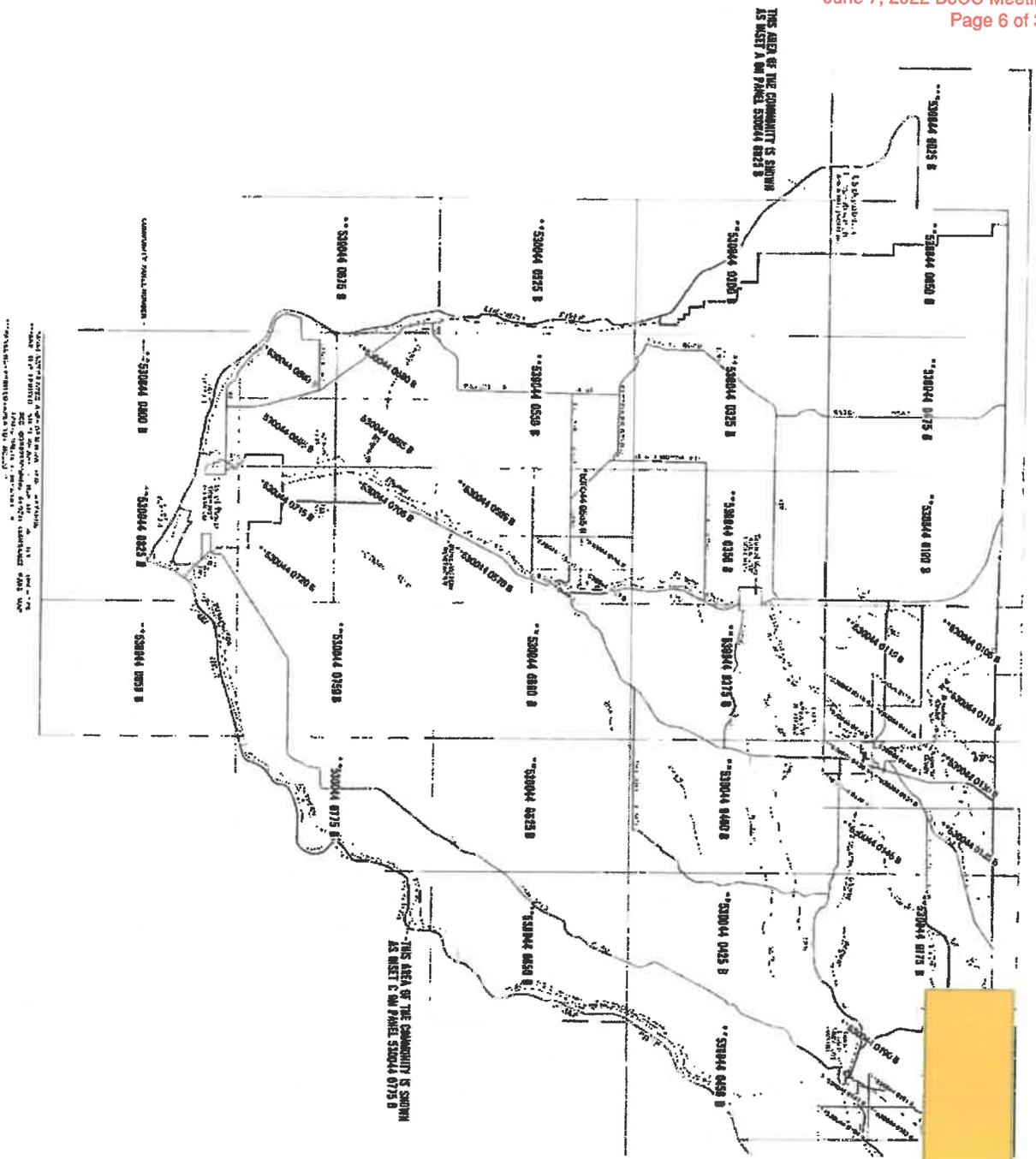
COMMUNITY-PANEL NUMBERS  
530044 0001 - 0850

EFFECTIVE DATE:  
MAY 1, 1980



U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION

# Effective Paper Maps



NATIONAL FLOOD INSURANCE PROGRAM

**FLOODWAY  
FLOOD BOUNDARY AND  
FLOODWAY MAP**

**FRANKLIN COUNTY,  
WASHINGTON  
(UNINCORPORATED AREAS)**

**MAP INDEX**

PANELS PRINTED: 117, 119, 136,  
193, 557, 558, 685, 695, 705, 715

**COMMUNITY-PANEL NUMBERS  
530044 0001 - 0850**

**EFFECTIVE DATE:  
MAY 1, 1980**



**U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION**

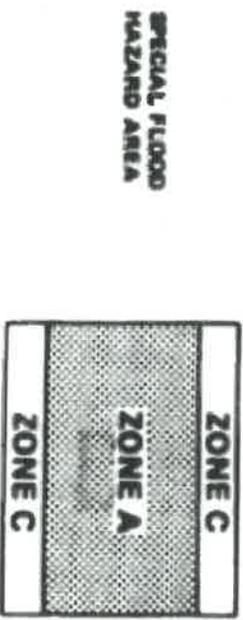
# Flood Zone Overview

- **Zone A**
  - Approximate 100-year
  - 1% annual chance
  - Special Flood Hazard Area

- **Zone B**
  - 500-year
  - 0.2% annual chance flood

- **Zone C**
  - Areas of minimal flooding

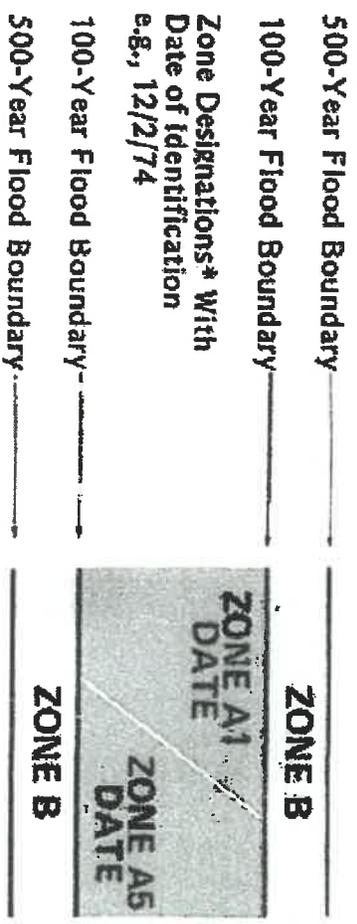
**KEY TO SYMBOLS**



Base Flood Elevation Line 513  
 Base Flood Elevation (B13' MSL)  
 Elevation Reference Mark M12 X  
 River Mile . M15

**\* EXPLANATION OF ZONE DESIGNATIONS**

**KEY TO MAP**



Topo - 3.4' below NAVD88

\*\* Referenced to the National Geodetic Vertical Datum of 1929

# Zone A

ZONE C

21

22

ZONE A

27

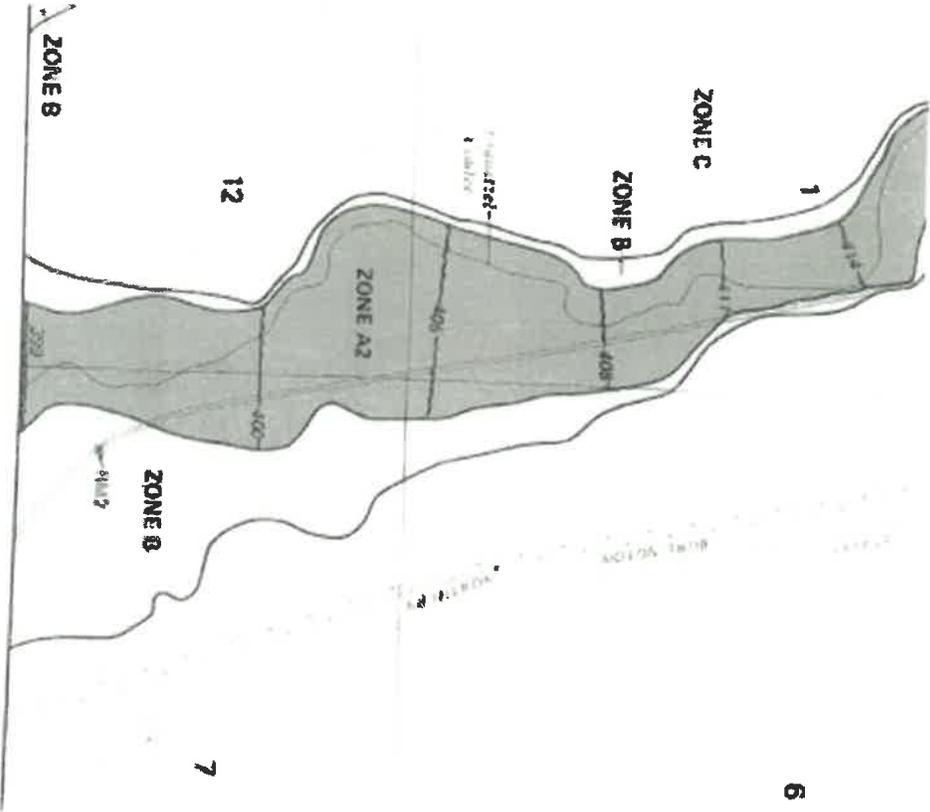
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SHRIMP POND DS. 300'

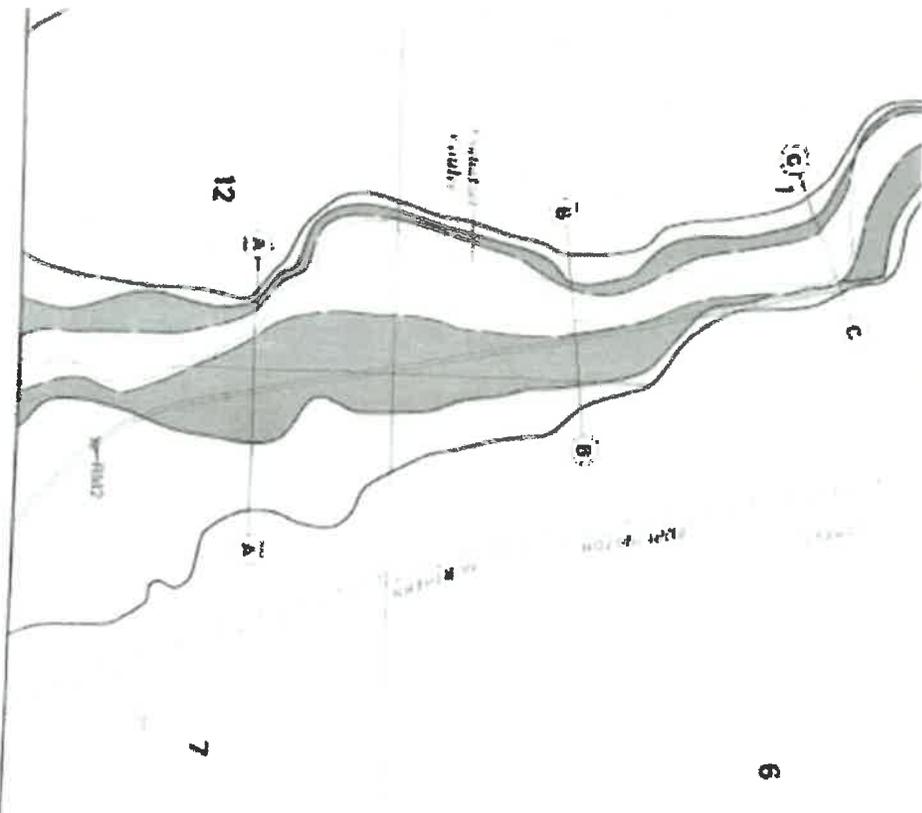
Estuaries  
Culverts

# Detailed Studies

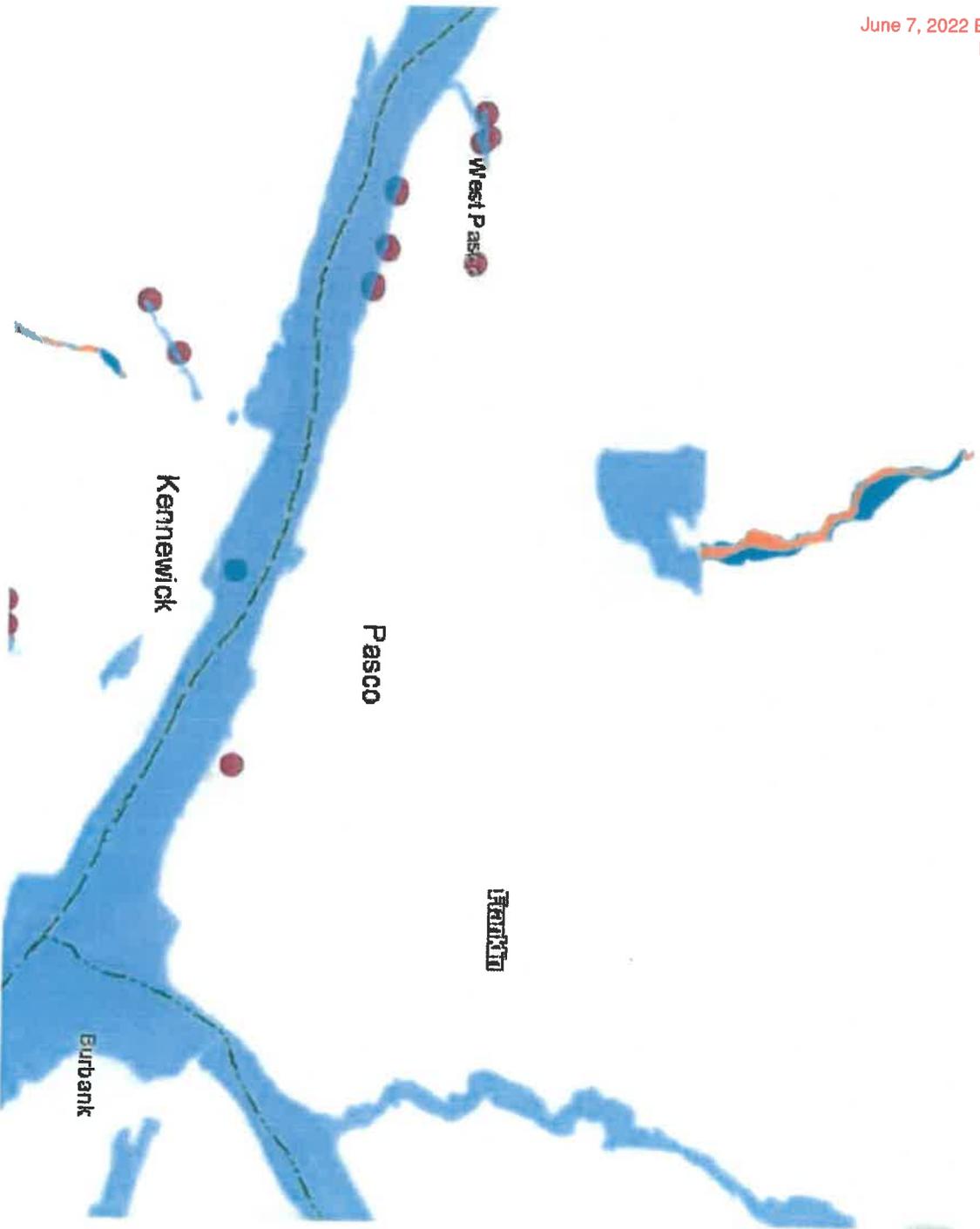
FIRM



Floodway



# Digital Representation Washington RiskMAP portal



## Legend

Effective Paper Flood Hazard Maps - approx. locations

- A
- AE
- FW
- AO
- AH

Effective Digital Flood Hazard Maps - precise locations

- LOMAs
- Incorporated
  - Superseded
  - Not incorporated
  - No Revalidation Status
  - Reevaluated
  - Contact Community for Revalidation Status

# Digital Representation

## Washington RiskMAP portal

June 7, 2022 BoCC Meeting  
Page 11 of 34

Find address or place

Effective Flood Hazard Maps

Floodplain Footprint

Layers

Basemaps

West Richland

Richland

West Park

Kennewick

Pasco

Rainier

Layer List

- County
- Effective Paper Flood Hazard Maps - approx. locations
- WSDOT - City & mile
- Effective Digital Flood Hazard Maps - precise locations
- LONMA
- FIRM Permits
- Base Index
- Topographic Low Confidence Areas
- River Mile Markers
- Datum Conversion Points

# Where are the paper files?

## FEMA Flood Map Service Center

Search Results—Products for PASCO, CITY OF

Show ALL Products »

The flood map for the selected area is number **5300440800B**, effective on **05/01/1980**

**MAP IMAGE**

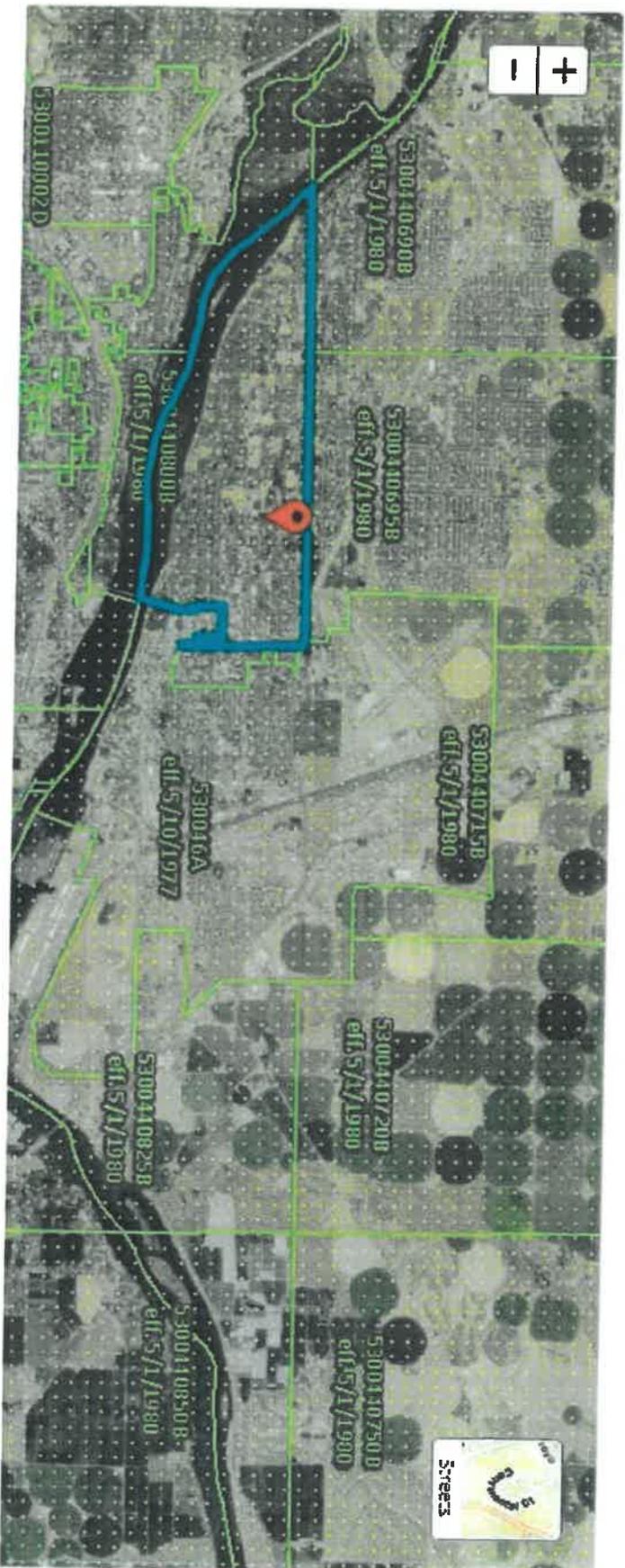
VIEW/PRIOR FIRM  
OR  
DOWNLOAD FIRM PANEL

Changes to this FIRM ?

- Revisions (0)
- Amendments (11)
- Revalidations (0)



You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMapete.





# NFIP Policies and Claims

Legend

NFIP Claims

NFIP Policies



Trust Center  
Kennewick  
Contact Est  
Contact Us



# Ordinance and Permit Review

**\*See separate documents**

## Chapter 15.08 - FLOOD DAMAGE PREVENTION<sup>14</sup>

Comments from Department of Ecology,  
Shorelands and Environmental Assistance Program  
For the NFIP Community Assistance Visit of 3/18/2020

### Footnotes:

--- (1) ---

**Editor's note**— Ord. No. 7-2008, §§ 1—7 adopted October 1 2008 amended Ch. 15.08, in its entirety, to read as herein set out. Prior to inclusion of said ordinance, Ch. 15.08 pertained to similar subject matter. See also the Code Comparative Table and Disposition List.

### Article I. - Statutory Authorization, Findings of Fact, Purpose and Objectives

#### 15.08.010 - Statutory authorization.

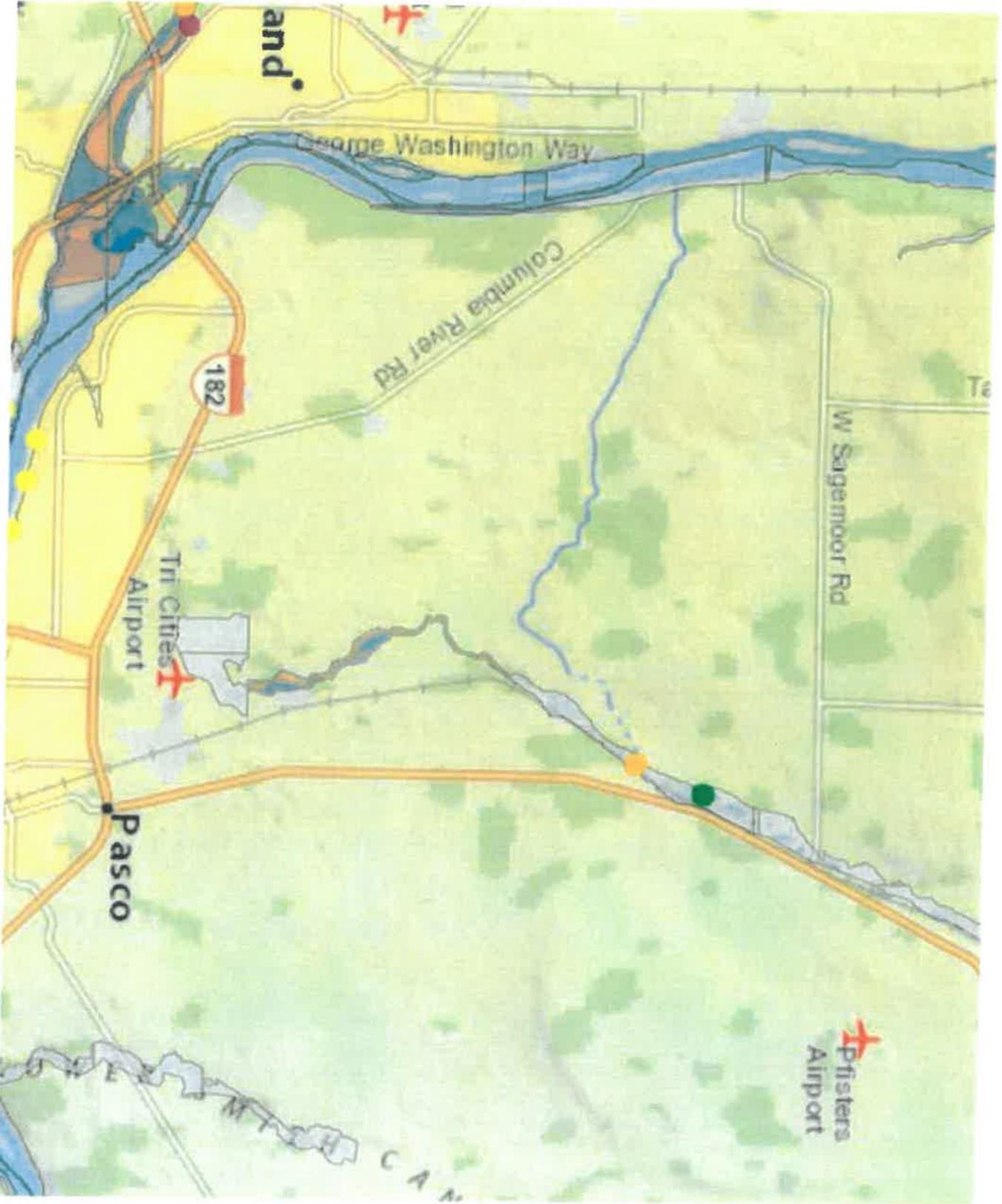
The Legislature of the State of Washington has in Article II, Section II of the Washington State Constitution and RCW 36.32.120 delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Board of County Commissioner of Franklin County, Washington does ordain as follows.

(Ord. No. 7-2008, § 1.1, 10-1-2008)



# Field Inspection Report

# Esquatzel Coulee map issues?



# Action Items

- Ordinance Update - due 10/1/2020
- Written permit procedures
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

# NFIP Community Profile

## Franklin County

Washington

CID # 530044

Prepared for  
Community  
Assistance Visit of  
March 18, 2020

## Dates of Eligibility/Mapping

<u>May 9, 1974</u>	Entered Emergency Program
<u>May 1, 1980</u>	Entered Regular Program
<u>May 1, 1980</u>	Initial Flood Insurance Rate Map (FIRM)
<u>May 1, 1980</u>	Current Flood Insurance Rate Map (FIRM)
<u>CRS Class</u>	NA

## Map Status

Franklin County's effective flood maps date back to 1980 with an associated Flood Insurance Study (FIS) from 1979. Most of the flood hazard areas are approximate Zone A. Detailed studies were conducted for Kahlotus, Mesa, Connell, Eltopia, and north of Pasco. The paper maps show the FIRM and floodway on separate panels.

Map updates are not scheduled for Franklin County at this time. GIS data showing approximate locations of special flood hazard areas can be found on Ecology's RiskMAP app. <https://arcg.is/0eyqTm>

Information on the RiskMAP program can be found at <https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Hazards/Floods-floodplain-planning/Risk-MAP>

## Floodplain Regulations

Chapter 15.08 of the Franklin County Code, Flood Damage Prevention, was reviewed prior to the CAV. The ordinance was last updated in 2008. Ecology recently updated the Washington State Model Flood Damage Prevention Ordinance in 2019, so quite a few edits are proposed. Base regulations have not changed, so most edits include clarifications and organization.

## Insurance/Claims

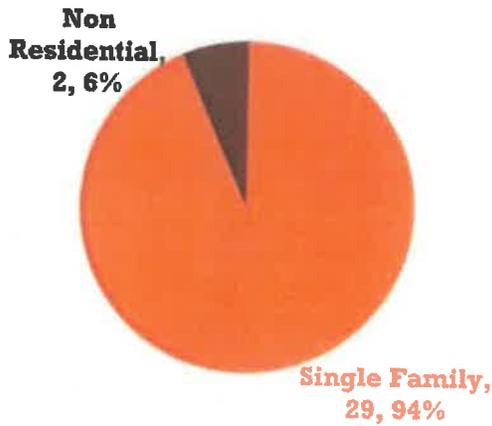
There are currently 31 NFIP policies in Unincorporated Franklin County. Total premium is \$23,372. The average annual premium is \$754. Total insurance in force is \$7,867,700; average coverage is \$253,800. There have been 1 paid claims in Franklin County and no substantial damage claims.

## Past Community Assistance

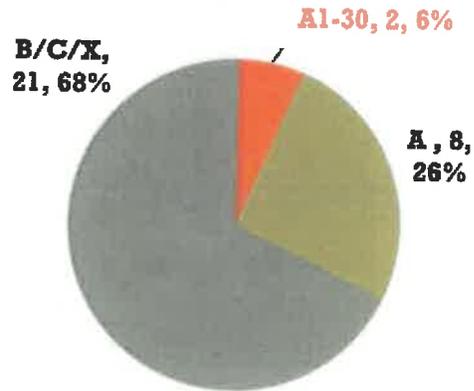
The last CAV was performed in 2008 by the State of Washington. CAVs also occurred in 2004 and 1985. The only finding from previous CAVs was the need for an ordinance update. A Community Assistance Contact (CAC) was conducted by the State in 2013.

## NFIP Coverage Statistics

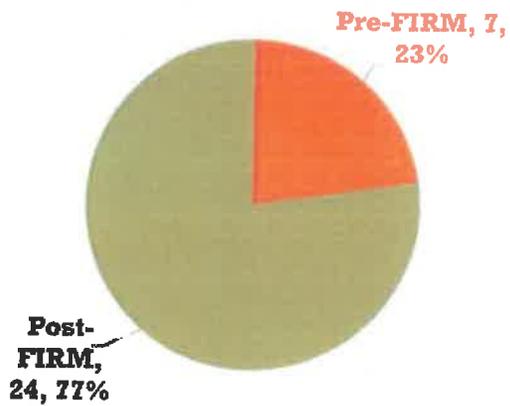
### OCCUPANCY



### ZONE



### PRE/POST FIRM

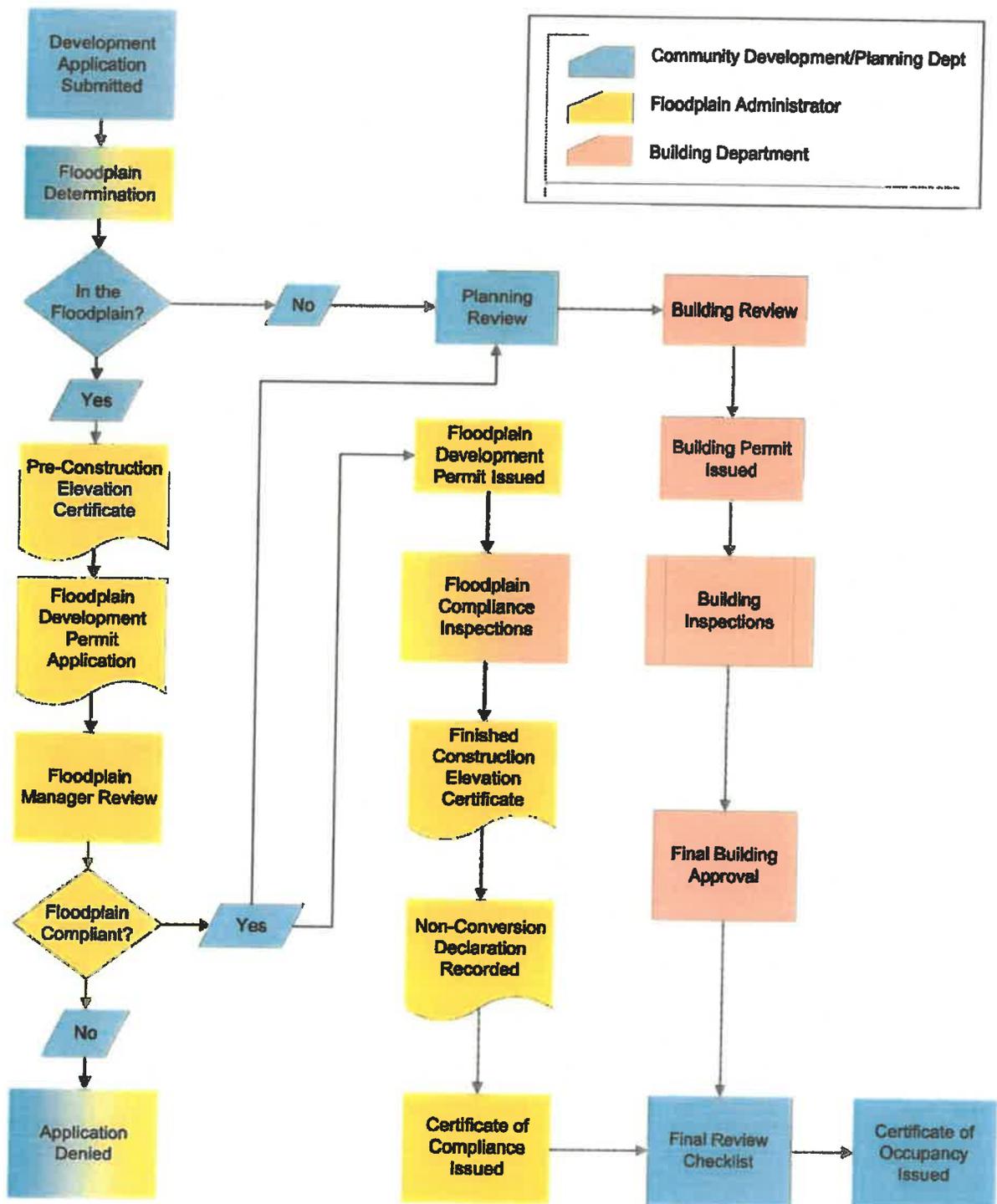


## **DRAFT PROJECT REVIEW PROCESS & FORMS**

**BTC 2022-01**

**Repeal & Replacement of FCC 15.08, Flood Damage Prevention**

# DEVELOPMENT REVIEW PROCESS



Note: Some types of development (grading, excavation, drilling, fences, et al) may not require building and planning review and/or may require permits from other agencies. These types of development are outside the scope of this model, which is intended to illustrate the basic permitting process for residential and non-residential structures where building and planning review are required.

Permit # \_\_\_\_\_

Applicant: \_\_\_\_\_

## PLAN REVIEW CHECKLIST

# Flood Hazard Area Application Review

### Areas in AE or A1-30 Zone and Floodway or AH

Note: ALL forms of development in the Special Flood Hazard Area require a floodplain development permit. This includes structures of any size, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

#### Section 1: General Information

**Site plan** shows nature of development proposal, location, dimensions, floodplain/floodway boundaries, wetland locations, and shoreline jurisdiction.

- YES Continue review.                       NO Return to applicant to revise application and site plan.

#### Flood Zone

- 100-YEAR FLOODPLAIN  
Must meet flood resistant requirements in flood damage prevention ordinance
- FLOODWAY, RESIDENTIAL  
New structures, substantial improvements, and increase in building footprint prohibited. Verify that project is complaint before continuing review.
- FLOODWAY, NON-RESIDENTIAL OR ACCESSORY STRUCTURE  
Require engineer's "no-rise" analysis and supporting hydraulic data before continuing review.
- 500-YEAR FLOODPLAIN. Floodplain review not required; flood-resistance encouraged. If critical facility, encourage additional flood resistance per code.

**Additions, Alterations, and Remodels: Is a substantial improvement being proposed or has substantial damage occurred?**

- NO Continue review.
- YES or UNSURE Require market value cost estimates for the improvement (or damage) and the structure prior to the improvement (or damage). If the improvement (or damage) is more than 50% of the value of the structure, require the entire structure to be retrofitted for compliance with flood code.
- HISTORIC STRUCTURE Structures listed on a National Register of Historic Places or a State Inventory of Historic Places are exempted from this requirement.

**Is any part of the structure below grade on all sides?**                       YES                       NO

Caution! These are considered "basements", no matter the depth below grade, and are prohibited unless the provisions of FEMA Technical Bulletin 11 are adopted in your ordinance and followed.

**Has the applicant provided copies of all necessary State and federal permits?**

- NO Advise applicant which agencies to contact. Require copies for the file.
- YES Require copies for the file.

**Will a watercourse be altered?**

- NO Continue review.
- YES Applicant to provide copies of notices to adjacent communities, federal agencies (e.g. CLOMR application), and the NFIP State Coordinator. Engineer's analysis required to show flood carrying capacity is maintained; method of maintenance specified.

**Is the project located in a Puget Sound watershed?**

- NO Continue review.
- YES A Habitat Assessment may be required. Please refer to FEMA guidance and templates.

## Section 2: Specific Requirements – Residential

### For elevated structures (e.g. finished living space):

BFE: \_\_\_\_\_  NAVD88  NGVD29 Vertical Datum  
Obtain Base Flood Elevation (BFE) from Flood Insurance Study flood profiles

Minimum lowest floor elevation (BFE + 1') \_\_\_\_\_ **Per your ordinance**

Square feet of enclosed area below BFE: \_\_\_\_\_  N/A – Fill to above BFE

Minimum square inches of flood openings: \_\_\_\_\_  N/A – Fill to above BFE  
At least 1 sq. in. of opening per sq. ft. enclosed area; Located on 2 or more walls; 1' above ground

#### Required Documentation:

- Elevation Certificate marked "finished construction."
  - Section A: Filled out by property owner, surveyor, or floodplain administrator
    - Venting requirements meet minimum criteria
  - Section B: Filled out by floodplain administrator
  - Section C/D: Completed and stamped by licensed surveyor
  - Building photographs included
- If engineered vents: engineer's certification verifying opening allowance

### For wet floodproofed structures (e.g. garages below BFE): (not allowed for residences)

Attached garage  Detached garage/shop/shed  Addition

BFE: \_\_\_\_\_  NAVD88  NGVD29 Vertical Datum  
Obtain from Flood Insurance Study flood profiles

Square feet of enclosed area below BFE: \_\_\_\_\_

Minimum square inches of flood openings: \_\_\_\_\_  
At least 1 sq. in. of opening per sq. ft. enclosed area; Located on 2 or more walls; 1' above ground

#### Required Documentation:

- Elevation Certificate marked "finished construction." (Attached garages to be on same EC as home)
  - Section A: Filled out by property owner, surveyor, or floodplain administrator
    - Venting requirements meet minimum criteria
  - Section B: Filled out by floodplain administrator
  - Section C/D: Not required for low-cost sheds
  - Building photographs included
- If engineered vents: engineer's certification verifying opening allowance

Require flood resistant materials below flood protection elevation (BFE + 1')

### For manufactured housing units (In addition to above):

- Foundation is reinforced (dry-stack blocks NOT allowed)
- Ground anchors and tie-downs to prevent flotation

#### Utilities:

- Electrical, mechanical, plumbing, heating/air conditioning components elevated above BFE and shown on EC
- Septic designed to minimize inflow/discharge under flood conditions
- On-site water supply designed to minimize inflow under flood conditions
- Above-ground tanks are anchored/elevated
- Below-ground tanks are designed to resist flotation

### Section 3: Specific Requirements – Non-Residential

#### For elevated structures (e.g. finished commercial or industrial space):

BFE: \_\_\_\_\_  NAVD88  NGVD29 Vertical Datum  
Obtain from Flood Insurance Study flood profiles

Minimum lowest floor elevation (BFE + 1') \_\_\_\_\_ *Per your ordinance*

Square feet of enclosed area below BFE: \_\_\_\_\_  N/A – Fill to above BFE

Minimum square inches of flood openings: \_\_\_\_\_  N/A – Fill to above BFE  
At least 1 sq. in. of opening per sq. ft. enclosed area; Located on 2 or more walls; 1' above ground

#### Required Documentation:

- If in floodway: "no-rise" certificate completed by a registered engineer (or CLOMR if rise will occur)
- Elevation Certificate marked "finished construction."
  - Section A: Filled out by property owner, surveyor, or floodplain administrator
    - Venting requirements meet minimum criteria
  - Section B: Filled out by floodplain administrator
  - Section C/D: Completed and stamped by licensed surveyor
  - Building photographs included
- If engineered vents: engineer's certification verifying opening allowance

#### For dry floodproofed structures (non-residential only):

BFE: \_\_\_\_\_  NAVD88  NGVD29 Vertical Datum  
Obtain from Flood Insurance Study flood profiles

Minimum floodproofing elevation (BFE + 1') \_\_\_\_\_ *Per your ordinance*

#### Required Documentation:

- Floodproofing certificate completed by a registered engineer
- If in floodway: "no-rise" certificate completed by a registered engineer (or CLOMR if rise will occur)
- Elevation Certificate marked "finished construction."
  - Section A: Filled out by property owner, surveyor, or floodplain administrator
  - Section B: Filled out by floodplain administrator
  - Section C/D: Completed and stamped by licensed surveyor
  - Building photographs included

#### For wet floodproofed structures (accessory buildings or agricultural structures only):

BFE: \_\_\_\_\_  NAVD88  NGVD29 Vertical Datum  
Obtain from Flood Insurance Study flood profiles

Square feet of enclosed area below BFE: \_\_\_\_\_

Minimum square inches of flood openings: \_\_\_\_\_  
At least 1 sq. in. of opening per sq. ft. enclosed area; Located on 2 or more walls; 1' above ground

#### Required Documentation:

- If in floodway: "no-rise" certificate completed by a registered engineer (or CLOMR if rise will occur)
- Elevation Certificate marked "finished construction."
  - Section A: Filled out by property owner, surveyor, or floodplain administrator
    - Venting requirements meet minimum criteria
  - Section B: Filled out by floodplain administrator
  - Section C/D: Not required
  - Building photographs included
- If engineered vents: engineer's certification verifying opening allowance
- Require flood resistant materials below flood protection elevation (BFE + 1')

**Utilities:**

- Electrical, mechanical, plumbing, heating/air conditioning components elevated above BFE and shown on EC
- Septic designed to minimize inflow/discharge under flood conditions
- On-site water supply designed to minimize inflow under flood conditions
- Above-ground tanks are anchored/elevated
- Below-ground tanks are designed to resist flotation

**Section 4: Permit Approval**

- Record permit in log of floodplain development permits
- Make sure that all necessary documents are in the file
- Issue permit
- Transfer file to Inspections

Permit # \_\_\_\_\_

Applicant: \_\_\_\_\_

## INSPECTION CHECKLIST

# Flood Hazard Area Building Inspection

### Inspection Steps

**Before site inspection:**

- REVIEW permit file before going in the field.
- ASK permit reviewer questions to understand requirements.
- Are other State and federal permits in the file?

**Measure stake out distances from waterway or landmark. Is development in the right place? Is fill correct distance from waterway or landmark?**

- YES, check fill compaction and side slopes.
- NO, take enforcement action to correct problems.

**Elevation of lowest floor checked during framing or foundation inspection after lowest floor is in place. Elevations checked and acceptable?**

- YES, maintain copy of documentation of final elevations in permanent records.
- NO, take enforcement action to correct problems.

**Electrical, mechanical, plumbing, heating/air conditioning components elevated?**

- YES.
- NO, take enforcement action to correct problems.

**For enclosures below BFE (including crawl spaces), check that:**

- Flood damage resistant materials are used
- Enclosure appears to be limited to crawl space, parking, building access, or limited storage
- Flood openings no more than 12" above grade
- Enough flood openings installed (based on net open area provided by the flood openings or certification of engineered openings)
- Flood openings on at least two separate sides of the structure
- Flood openings allow *automatic* entry/exit of floodwater (no human intervention needed)
  
- Building does not have enclosures below BFE.
- For any other unchecked items: take enforcement action to correct problems.

**Other Notes Based on Inspection:**

Final Inspection Completed By: \_\_\_\_\_ Date: \_\_\_\_\_

Permit # \_\_\_\_\_

Applicant: \_\_\_\_\_

## FINAL APPROVALS

# Flood Hazard Area Development

### Ensure that the following information is in the file

#### All Applications:

- Approved floodplain development permit
- Elevation Certificate, marked "finished construction," reviewed for accuracy
- All other required local, state, and federal permits
- Approved Building Inspection checklist

#### Site Specific Documents:

- If engineered vents: engineer's certification verifying opening allowance

#### Dry Floodproofed non-residential structures:

- Floodproofing certificate completed by a registered engineer

#### Floodway:

- "No-rise" certificate completed by a registered engineer (or CLOMR if rise will occur)
  - LOMR to be submitted within 6 months of completion of construction if CLOMR required

#### Watercourse Alterations:

- Copies of notices to adjacent communities, federal agencies (e.g. CLOMR application), and the NFIP State Coordinator.
- Engineer's analysis showing how flood carrying capacity is maintained

#### Puget Sound watersheds:

- Habitat Assessment (as applicable per FEMA guidance)

- Issue Certificate of Occupancy

Permit # \_\_\_\_\_

Applicant: \_\_\_\_\_

## PLAN REVIEW CHECKLIST

# Flood Hazard Area Application Review

### Areas in Zone A or AO (without BFE)

Note: ALL forms of development in the Special Flood Hazard Area require a floodplain development permit. This includes structures of any size, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

BFE = Base Flood Elevation

#### Section 1: General Information

**Site plan** shows nature of development proposal, location, dimensions, floodplain boundaries, wetland locations, and shoreline jurisdiction.

- YES Continue review.       NO Return to applicant to revise application and site plan.

#### Flood Zone

- 100-YEAR FLOODPLAIN, Zone A or AO  
Must meet flood resistant requirements in flood damage prevention ordinance  
For Zone AE, A1-30, or AH, please use associated checklist.
- 500-YEAR FLOODPLAIN. Floodplain review not required; flood-resistance encouraged. If critical facility, encourage additional flood resilience per code.

**Additions, Alterations, and Remodels: Is a substantial improvement being proposed or has substantial damage occurred?**

- NO Continue review.  
 YES or UNSURE  
Require market value cost estimates for the improvement (or damage) and the structure prior to the improvement (or damage). If the improvement (or damage) is more than 50% of the value of the structure, require the structure to be retrofitted for compliance with flood code. (See FEMA guidance such as P-758)
- HISTORIC STRUCTURE  
Structures listed on a National Register of Historic Places or a State Inventory of Historic Places are exempted from this requirement.

**Is any part of the structure below grade on all sides?**       YES       NO

Caution! These are considered "basements", no matter the depth below grade, and are prohibited unless the provisions of FEMA Technical Bulletin 11 are adopted in your ordinance and followed.

**Has the applicant provided copies of all necessary State and federal permits?**

- NO Advise applicant which agencies to contact. Require copies for the file.  
 YES Require copies for the file.

**Will a watercourse be altered?**

- NO Continue review.  
 YES Applicant to provide copies of notices to adjacent communities, federal agencies (e.g. CLOMR application), and the NFIP State Coordinator.  
Engineer's analysis required to show flood carrying capacity is maintained; method of maintenance specified.

## Section 2: Specific Requirements – Residential

**For elevated structures (e.g. finished living space):**

**BFE (Locally determined or calculated, optional):** \_\_\_\_\_  NAVD88  NGVD29

**Depth Number (Zone AO):** \_\_\_\_\_ feet

**Minimum lowest floor elevation** \_\_\_\_\_  
(BFE + 1' or Depth Number + 1' (Zone AO) or 2' above highest adjacent grade)

**Square feet of enclosed area below lowest floor elevation:** \_\_\_\_\_  N/A – Fill

**Minimum square inches of flood openings:** \_\_\_\_\_  N/A – Fill  
At least 1 sq. in. of opening per sq. ft. enclosed area; Located on 2 or more walls; 1' max above ground

**Required Documentation:**

- Elevation Certificate marked "finished construction."
  - Section A: Filled out by property owner, surveyor, or floodplain administrator
    - Venting requirements meet minimum criteria
  - Section B: Filled out by floodplain administrator
  - Section C/D: Not required unless for LOMA or LOMR-F application
  - Section E: Completed by property owner or floodplain administrator
  - Building photographs included
- If engineered vents: engineer's certification verifying opening allowance
- Zone AO: Require drainage paths to guide floodwaters around and away from structures

**For wet floodproofed structures (e.g. garages below BFE):** (not allowed for residences)

Attached garage  Detached garage/shop/shed  Addition

**Square feet of enclosed area:** \_\_\_\_\_

**Minimum square inches of flood openings:** \_\_\_\_\_  
At least 1 sq. in. of opening per sq. ft. enclosed area; Located on 2 or more walls; 1' above ground

**Required Documentation:**

- Elevation Certificate marked "finished construction." (Attached garages to be on same EC as home)
  - Section A: Filled out by property owner, surveyor, or floodplain administrator
    - Venting requirements meet minimum criteria
  - Section B: Filled out by floodplain administrator
  - Section E: Completed by property owner or floodplain administrator
  - Building photographs included
- If engineered vents: engineer's certification verifying opening allowance

Require flood resistant materials below flood protection elevation (BFE+1, Depth No.+1, or HAG+2)

Zone AO: Require drainage paths to guide floodwaters around and away from structures

**For manufactured housing units (In addition to above):**

- Foundation is reinforced (dry-stack blocks not allowed)
- Ground anchors and tie-downs to prevent flotation

**Utilities:**

- Electrical, mechanical, plumbing, heating/air conditioning components elevated
- Septic designed to minimize inflow/discharge under flood conditions
- On-site water supply designed to minimize inflow under flood conditions
- Above-ground tanks are anchored/elevated
- Below-ground tanks are designed to resist flotation

### Section 3: Specific Requirements – Non-Residential

**For elevated structures (e.g. finished commercial or industrial space):**

**BFE (Locally determined or calculated, optional):** \_\_\_\_\_  NAVD88  NGVD29

**Depth Number (Zone AO):** \_\_\_\_\_ feet

**Minimum lowest floor elevation** \_\_\_\_\_  
(BFE + 1' or Depth Number + 1' (Zone AO) or 2' above highest adjacent grade)

**Square feet of enclosed area below BFE:** \_\_\_\_\_  N/A – Fill

**Minimum square inches of flood openings:** \_\_\_\_\_  N/A – Fill

At least 1 sq. in. of opening per sq. ft. enclosed area; Located on 2 or more walls; 1' max above ground

**Required Documentation:**

- Elevation Certificate marked "finished construction."
  - Section A: Filled out by property owner, surveyor, or floodplain administrator
    - Venting requirements meet minimum criteria
  - Section B: Filled out by floodplain administrator
  - Section E: Completed by property owner or floodplain administrator
  - Building photographs included
- If engineered vents: engineer's certification verifying opening allowance

Zone AO: Require drainage paths to guide floodwaters around and away from structures

**For dry floodproofed structures (non-residential only):**

**BFE (Locally determined or calculated, optional):** \_\_\_\_\_  NAVD88  NGVD29

**Depth Number (Zone AO):** \_\_\_\_\_ feet

**Minimum floodproofing elevation** \_\_\_\_\_  
(BFE + 1' or Depth Number + 1' (Zone AO) or 2' above highest adjacent grade)

**Required Documentation:**

- Floodproofing certificate completed by a registered engineer
- Elevation Certificate marked "finished construction."
  - Section A: Filled out by property owner, surveyor, or floodplain administrator
  - Section B: Filled out by floodplain administrator
  - Section E: Completed by property owner or floodplain administrator
  - Building photographs included

Zone AO: Require drainage paths to guide floodwaters around and away from structures

**For wet floodproofed structures (accessory buildings or agricultural structures only):**

**Square feet of enclosed area:** \_\_\_\_\_

**Minimum square inches of flood openings:** \_\_\_\_\_  
At least 1 sq. in. of opening per sq. ft. enclosed area; Located on 2 or more walls; 1' above ground

**Required Documentation:**

- Elevation Certificate marked "finished construction."
  - Section A: Filled out by property owner, surveyor, or floodplain administrator
    - Venting requirements meet minimum criteria
  - Section B: Filled out by floodplain administrator
  - Section E: Completed by property owner or floodplain administrator
  - Building photographs included

- If engineered vents: engineer's certification verifying opening allowance
- Require flood resistant materials below flood protection elevation (BFE+1, Depth No.+1, or HAG+2)
- Zone AO: Require drainage paths to guide floodwaters around and away from structures

**Utilities:**

- Electrical, mechanical, plumbing, heating/air conditioning components elevated above BFE and shown on EC
- Septic designed to minimize inflow/discharge under flood conditions
- On-site water supply designed to minimize inflow under flood conditions
- Above-ground tanks are anchored/elevated
- Below-ground tanks are designed to resist flotation

**Section 4: Permit Approval**

- Record permit in log of floodplain development permits
- Make sure that all necessary documents are in the file
- Issue permit
- Transfer file to Inspections

Permit # \_\_\_\_\_

Applicant: \_\_\_\_\_

## INSPECTION CHECKLIST

# Flood Hazard Area Building Inspection

### Inspection Steps

**Before site inspection:**

- REVIEW permit file before going in the field.
- ASK permit reviewer questions to understand requirements.
- Are other State and federal permits in the file?

**Measure stake out distances from waterway or landmark. Is development in the right place? Is fill correct distance from waterway or landmark?**

- YES, check fill compaction and side slopes.
- NO, take enforcement action to correct problems.

**Elevation of lowest floor checked during framing or foundation inspection after lowest floor is in place. Elevations checked and acceptable?**

- YES, maintain copy of documentation of final elevations in permanent records.
- NO, take enforcement action to correct problems.

**Electrical, mechanical, plumbing, heating/air conditioning components elevated?**

- YES.
- NO, take enforcement action to correct problems.

**For enclosures below BFE (including crawl spaces), check that:**

- Flood damage resistant materials are used
- Enclosure appears to be limited to crawl space, parking, building access, or limited storage
- Flood openings no more than 12" above grade
- Enough flood openings installed (based on net open area provided by the flood openings or certification of engineered openings)
- Flood openings on at least two separate sides of the structure
- Flood openings allow *automatic* entry/exit of floodwater (no human intervention needed)
  
- Building does not have enclosures below BFE.
- For any other unchecked items: take enforcement action to correct problems.

**Other Notes Based on Inspection:**

Final Inspection Completed By: \_\_\_\_\_ Date: \_\_\_\_\_

Permit # \_\_\_\_\_

Applicant: \_\_\_\_\_

## FINAL APPROVALS

# Flood Hazard Area Development

### Ensure that the following information is in the file

**All Applications:**

- Approved floodplain development permit
- Elevation Certificate, marked "finished construction," reviewed for accuracy
- All other required local, state, and federal permits
- Approved Building Inspection checklist

**Site Specific Documents:**

- If engineered vents: engineer's certification verifying opening allowance

**Dry Floodproofed non-residential structures:**

- Floodproofing certificate completed by a registered engineer

**Floodway:**

- "No-rise" certificate completed by a registered engineer (or CLOMR if rise will occur)
  - LOMR to be submitted within 6 months of completion of construction if CLOMR required

**Watercourse Alterations:**

- Copies of notices to adjacent communities, federal agencies (e.g. CLOMR application), and the NFIP State Coordinator.
- Engineer's analysis showing how flood carrying capacity is maintained

- Issue Certificate of Occupancy

