



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

August 29, 2011

Ordinance 17173

Proposed No. 2011-0305.1

Sponsors Phillips and McDermott

1 AN ORDINANCE relating to coastal high hazard areas
2 regulations; adding a new section to K.C.C. chapter 21A.06
3 and adding a new section to K.C.C. chapter 21A.24.

4 STATEMENT OF FACTS:

- 5 1. King County and nearly twenty-one thousand other communities across
6 the United States and its territories participate in the National Flood
7 Insurance Program by adopting and enforcing floodplain management
8 regulations to reduce future flood damage.
- 9 2. King County floodplain management regulations are based on mapping
10 of the one-hundred-year floodplain in accordance with the Federal
11 Emergency Management Agency's mapping standards.
- 12 3. The historic Federal Emergency Management Agency mapping of the
13 coastal high hazard areas of Vashon-Maury Island is over thirty years old
14 and did not use detailed hydraulic analyses to establish flood heights or
15 depths of flooding from storm-induced velocity wave action.
- 16 4. The 2006 King County Flood Hazard Management Plan recommended
17 remapping of the coastal high hazard area of Vashon-Maury Island using
18 the most current models and data to more accurately identify the risk from
19 coastal flooding based on storm-induced velocity wave action.

20 5. King County is currently preparing revised coastal high hazard area
21 maps for Vashon-Maury Island, which were released to the public for
22 review in April 2011.

23 6. Once draft maps are released to the public they are considered best
24 available data and King County must regulate development to these maps.

25 7. King County's flood hazard regulations in K.C.C. 21A.24.230 through
26 21A.24.270 are not applicable to coastal high hazard areas because they
27 are developed for riverine floodplains with designated floodways.

28 8. Coastal high hazard areas regulations must be adopted so King County
29 can comply with the code of federal regulations (44 C.F.R. 60.3(b)(4) to
30 regulate floodplain development using the best available data.

31 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

32 NEW SECTION. SECTION 1. There is hereby added to K.C.C. chapter 21A.06
33 a new section to read as follows:

34 Coastal high hazard area: Coastal high hazard area means an area of special flood
35 hazard extending from offshore to the inland limit of a primary frontal dune along an
36 open coast and any other area subject to high velocity wave action from storms. The area
37 is designated on the flood insurance rate maps as zone V1-30, VE or V, and AE, AO or
38 AH zones that are immediately adjacent to the V1-30, VE or V zones.

39 NEW SECTION. SECTION 2. There is hereby added to K.C.C. chapter 21A.24
40 a new section to read as follows:

41 Within coastal high hazard areas the following applies:

42 A. All buildings and substantial improvements to existing buildings shall be
43 elevated on pilings and columns so that:

44 1. The bottom of the lowest horizontal structural member of the lowest floor,
45 excluding the pilings or columns, is elevated to the flood protection elevation; and

46 2. The pile or column foundation and building attached thereto is anchored to
47 resist flotation, collapse and lateral movement due to the effects of wind and water loads
48 acting simultaneously on all building components. Wind and water loading values shall
49 each have a one percent chance of being equaled or exceeded in any given year;

50 B. A registered professional engineer or architect licensed by the state of
51 Washington shall prepare the structural design, specifications and plans for the building,
52 and shall certify that the design and methods of construction to be used are in accordance
53 with accepted standards of practice for meeting the provisions of subsection A. of this
54 section;

55 C. The applicant shall provide a FEMA elevation certificate completed by a land
56 surveyor licensed by the state of Washington documenting the elevation of the bottom of
57 the lowest structural member of the lowest floor, excluding pilings and columns, of all
58 new and substantially improved buildings and whether or not such buildings contain a
59 basement. The department shall maintain the FEMA elevation certificates required by
60 this section for public inspection and for certification under the National Flood Insurance
61 Program;

62 D. All buildings shall be located landward of the reach of mean high tide;

63 E. All buildings and substantial improvements to existing buildings shall
64 maintain the space below the lowest floor free of obstruction. The space can include

65 nonsupporting open wood lattice-work or insect screening that is intended to collapse
66 under wind and wave loads without causing collapse, displacement or other structural
67 damage to the elevated portion of the building or supporting foundation system. The
68 space below the lowest floor can be used only for parking of vehicles, building access or
69 storage. The space shall not be used for human habitation;

70 F. Fill for structural support of buildings is prohibited;

71 G. All manufactured homes to be placed or substantially improved within coastal
72 high hazard areas shall meet the standards in subsections A. through F. of this section;

73 H. Recreational vehicles placed on sites within zones V1-30, VE and V and
74 adjacent AE, AO and AH zones must either:

- 75 1. Be on the site for fewer than one hundred eighty consecutive days; or
- 76 2. Be fully licensed and ready for highway use, on their wheels or jacking
77 system, attached to the site only by quick disconnect type utilities and security devices,
78 and have no permanently attached additions; and

79 I. The flood hazard standards in K.C.C. 21A.24.230 through 21A.24.270 do not
80 apply to coastal high hazard areas.

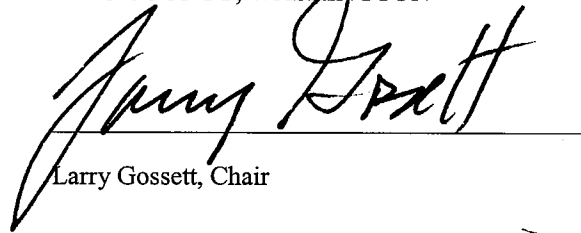
81 SECTION 3. If any provision of this ordinance or its application to any person or

82 circumstance is held invalid, the remainder of the ordinance or the application of the
83 provision to other persons or circumstances is not affected.
84

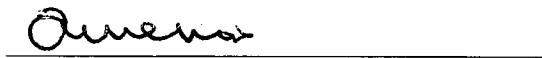
Ordinance 17173 was introduced on 7/11/2011 and passed by the Metropolitan King County Council on 8/29/2011, by the following vote:

Yes: 9 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,
Ms. Patterson, Ms. Lambert, Mr. Ferguson, Mr. Dunn and Mr.
McDermott
No: 0
Excused: 0


KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Larry Gossett, Chair

ATTEST:


Anne Noris, Clerk of the Council

APPROVED this 9 day of SEPTEMBER, 2011.


Dow Constantine, County Executive

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CLERK
KING COUNTY COUNCIL

Attachments: None