

**CITY OF ILWACO
ORDINANCE NO. 847**

AN ORDINANCE OF THE CITY OF ILWACO, WASHINGTON, AMENDING TITLE 15.16, DEVELOPMENT IN FLOOD AREAS, TO COMPLY WITH THE STATE MODEL ORDINANCE AND THE NATIONAL FLOOD INSURANCE PROGRAM.

WHEREAS, on April 13, 2015, the City of Ilwaco adopted the most up-to-date state model flood damage prevention ordinance with minor modifications; and

WHEREAS, the Department of Homeland Security, FEMA Region 10 has reviewed the ordinance as adopted and identified minor deficiencies that need to be corrected in order to be fully compliant with the National Flood Insurance Program (NFIP) and state floodplain regulations.

WHEREAS, the said proposed legislation is within the authority of the City Council to establish.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ILWACO, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Chapter 15.16, Development in Flood Areas, is amended to read as follows:

**Chapter 15.16
DEVELOPMENT IN FLOOD AREAS**

15.16.090 Specific standards for flood hazard reduction.

In all areas of special flood hazard where base flood elevation data have been provided as set forth in section 15.16.050 of this chapter, the following provisions are required:

A. Residential construction.

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated a minimum of one foot (1') above the base flood elevation.

2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect and below grade crawl spaces will not be considered basements if the following conditions are met:

 a. The interior grade of a crawlspace below the BFE must not be more than 2 feet below the lowest adjacent exterior grade.

 b. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the floor joist, must not exceed 4 feet at any point.

c. There must be an adequate drainage system that removes floodwaters from the interior of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event.

d. The velocity of floodwater at the site should not exceed 5 feet per second.

e. Ductwork must either be placed above the BFE or sealed to prevent the entry of floodwaters.

f. Buildings that have below-grade crawlspaces will have higher flood insurance premiums than buildings that have the interior elevation at or above the lowest adjacent exterior grade. For additional information, refer to FEMA Technical Bulletin 11.

Or must meet or exceed the following minimum criteria.

a. A minimum of two (2) 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 on different sides of each enclosed area.

b. The bottom of all openings shall be a maximum of one foot (1') above grade.

c. Openings may be equipped with screens, louvers or other coverings or devices provided such openings allow automatic entry and exit of floodwaters.

d. The interior grade of a crawlspace below the base flood elevation shall not be more than two feet (2') below the lowest adjacent exterior grade.

e. The height of a below-grade crawl space, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall shall not exceed four feet (4') at any point.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 5. Effective Date. This Ordinance takes effect and is in full force five (5) days after its passage, approval and publication of an approved summary of the title as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF ILWACO, AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS 22ND DAY OF JUNE, 2015.

Mike Cassinelli, Mayor

ATTEST:

Holly Beller, Deputy City Clerk

| VOTE | Jensen | Karnofski | Marshall | Chambreau | Forner | Cassinelli |
|-------------|--------|-----------|----------|-----------|--------|------------|
| Ayes | X | X | X | | X | |
| Nays | | | | | | |
| Abstentions | | | | | | |
| Absent | | | | X | | |

PUBLISHED: JULY 1, 2015

EFFECTIVE: JULY 6, 2015