

ORDINANCE NO. 1368

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO FLOOD HAZARD CONSTRUCTION STANDARDS; AMENDING SECTION 18.10.070 OF THE GIG HARBOR MUNICIPAL CODE TO ADOPT FEMA REQUIREMENTS FOR COASTAL HIGH HAZARD AREAS AS SET FORTH IN 44 CFR 60.3(e) IN ORDER TO MAINTAIN ELIGIBILITY FOR FLOOD INSURANCE THROUGH THE FEDERAL NATIONAL FLOOD INSURANCE PROGRAM; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Federal Emergency Management Agency (FEMA) requires the adoption of floodplain management measures that satisfy 44 Code of Federal Regulations (CFR) Section 60.3(d) and (e) of the National Flood Insurance Program (NFIP) regulations; and

WHEREAS, FEMA's floodplain management measures include development standards for Coastal High Hazard Areas Zones VE and V; and

WHEREAS, on March 6, 2017, the city of Gig Harbor adopted interim emergency regulations under Ordinance No. 1359 relating to development within Zones VE and V; and

WHEREAS, the city of Gig Harbor must adopt permanent floodplain management measures that address Coastal High Hazard Zones VE and V by September 6, 2017 to avoid suspension from the NFIP; and

WHEREAS, the Gig Harbor City Council desires to update Chapter 18.10 GHMC to remain in compliance with federal and state floodplain standards as required by FEMA and the State of Washington Department of Ecology; Now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. Section 18.10.070. - Amended. Section 18.10.070 of the Gig Harbor Municipal Code is hereby amended by adding a new subsection N and redesignating former subsection N as subsection O as follows:

N. Coastal High Hazard Areas. Located within areas of special flood hazard established in Section 18.10.040 are Coastal High Hazard Areas, designated as Zones VE and/or V. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions in this ordinance, the following provisions shall also apply:

- 1) All new construction and substantial improvements in Zones VE (V if base flood elevation data is available) on the community's FIRM shall be elevated

on pilings and columns so that:

- a) The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated one foot or more above the base flood level; and
 - b) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of Subsection N (1)(a) and (b).
- 2) Applicants for construction of new or substantial improvements to structures in Zones VE and V on the City's FIRM shall provide the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) to the city, and indicate whether or not such structures contain a basement. The city shall maintain a record of all such information.
 - 3) All new construction within Zones VE and V on the community's FIRM shall be located landward of the reach of mean high tide.
 - 4) All new construction and substantial improvements within Zones VE and V on the community's FIRM shall have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purposes of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the design proposed meets the following conditions:
 - a) Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and
 - b) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Maximum wind and water loading values to be used in this determination shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). If breakaway walls are utilized, such

enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.

- 5) The use of fill for structural support of buildings within Zones VE and V on the community's FIRM is prohibited.
- 6) Man-made alteration of sand dunes within Zones VE and V on the community's FIRM which would increase potential flood damage is prohibited.
- 7) All manufactured homes to be placed or substantially improved within Zones VE and V on the community's FIRM must be located on sites:
 - a) Outside of a manufactured home park or subdivision,
 - b) In a new manufactured home park or subdivision,
 - c) In an expansion to an existing manufactured home park or subdivision, or
 - d) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood; shall meet the standards of paragraphs N (1) through (6) of this Subsection and manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision within Zones VE and V on the FIRM shall meet the requirements of Subsection J.
- 8) Any recreational vehicles placed on sites within Zones VE and V on the community's FIRM shall either:
 - a) Be on the site for fewer than 180 consecutive days, or
 - b) Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and shall have no permanently attached additions; or
 - c) Meet the requirements of Section 18.10.060 (Administration) and paragraphs N (1) through (6) of this Subsection.

~~N.~~ O. Critical Facility. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

Section 3. Supersedes Ordinance No. 1359. This Ordinance supersedes Ordinance No. 1359.

Section 4. Severability. If any section, sentence, clause or phrase of the Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 5. Publication. The City Clerk is directed to publish a summary of this ordinance at the earliest possible publication date.

Section 6. Effective Date. This ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

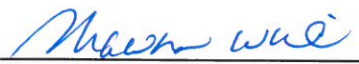
PASSED by the Council and approved by the Mayor of the City of Gig Harbor, this 21st day of August, 2017.

CITY OF GIG HARBOR



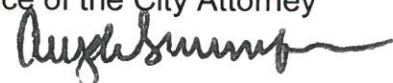
Mayor Jill Guernsey

ATTEST/AUTHENTICATED:



Shawna Wise, Assistant City Clerk

APPROVED AS TO FORM:
Office of the City Attorney



Angela G. Summerfield

FILED WITH THE CITY CLERK: 07/19/17
PASSED BY THE CITY COUNCIL: 08/21/17
PUBLISHED: 08/24/17
FILED WITH DEPARTMENT OF ECOLOGY: 08/22/17
EFFECTIVE DATE: 08/29/17
ORDINANCE NO: 1368