

Chapter 24.16

FLOOD DAMAGE PREVENTION

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

<u>Sections</u>		<u>Page</u>
24.16.010	Statutory Authorization .....	1
24.16.020	Findings of Fact .....	1
24.16.030	Statement of Purpose .....	1
24.16.040	Methods of Reducing Flood Losses .....	1
24.16.050	Applicability .....	2
24.16.070	Basis for Establishing Areas of Special Flood Hazard .....	2
24.16.080	Compliance .....	2
24.16.090	Abrogation and Greater Restrictions .....	2
24.16.100	Interpretation .....	2
24.16.110	Warning and Disclaimer of Liability .....	2
24.16.120	Development Permits .....	3
24.16.130	Applications .....	3
24.16.140	Administrative Official - Duties .....	3
24.16.150	Variances and Appeals .....	4
24.16.160	Elevation and Flood-Proofing Certification Required .....	5
24.16.180	General Standards .....	6
24.16.190	Specific Standards .....	7
24.16.195	Standards for Shallow Flooding Areas (AO Zones) .....	9
24.16.200	Floodways .....	9
24.16.220	Wetlands Management .....	11

1 **24.16.010 Statutory Authorization**  
2

- 3 (a) The Legislature of the State of Washington has in RCW Chapter 36.70 delegated the responsibility to  
4 local governmental units to adopt regulations designed to promote the public health, safety, and  
5 general welfare of its citizenry. Therefore, the County of Grant, State of Washington, does ordain the  
6 provisions set forth in this Chapter.  
7

8 **24.16.020 Findings of Fact**  
9

- 10 (a) The flood hazard areas of Grant County are subject to periodic inundation which results in loss of life  
11 and property, health and safety hazards, disruption of commerce and governmental services,  
12 extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all  
13 of which adversely affect the public health, safety and general welfare.  
14  
15 (b) These flood losses are caused by the cumulative effect of obstructions in areas of special flood  
16 hazards, which increase flood heights and velocities, and when inadequately anchored, damage uses  
17 in other areas. Uses that are inadequately flood-proofed, elevated or otherwise protected from flood  
18 damage also contribute to the flood loss.  
19

20 **24.16.030 Statement of Purpose**  
21

- 22 (a) It is the purpose of this Chapter to promote the public health, safety, and general welfare, and to  
23 minimize public and private losses due to flood conditions in specific areas by provisions designed:  
24 (1) To protect human life and health;  
25 (2) To minimize expenditure of public money and costly flood control projects;  
26 (3) To minimize the need for rescue and relief efforts associated with flooding and generally  
27 undertaken at the expense of the general public;  
28 (4) To minimize prolonged business interruption;  
29 (5) To minimize damage to public facilities and utilities such as water and gas mains, electric,  
30 telephone and sewer lines, streets and bridges located in areas of special flood hazard;  
31 (6) To help maintain a stable tax base by providing for the sound use and development of areas of  
32 special flood hazard so as to minimize future flood blight areas;  
33 (7) To ensure that potential buyers are notified that property is in an area of special flood hazard;  
34 and  
35 (8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their  
36 actions.  
37  
38 (b) It is further the purpose of this Chapter to protect the public health, safety and welfare in those areas  
39 subject to periodic inundation due to flooding, and to minimize losses due to flood conditions in the  
40 specific areas subject to this Chapter by utilizing the methods and provisions set forth herein.  
41

42 **24.16.040 Methods of Reducing Flood Losses**  
43

- 44 (a) In order to accomplish its purpose, this Chapter includes methods and provisions for:  
45 (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water  
46 or erosion hazards, or which result in damaging increases in erosion or in flood heights or  
47 velocities;  
48 (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected  
49 against flood damage at the time of initial construction;  
50

- 1 (3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers,  
2 which help accommodate or channel floodwaters;  
3 (4) Controlling filling, grading, dredging, and other development which may increase flood damage;  
4 and  
5 (5) Preventing or regulating the construction of flood barriers which will unnaturally divert  
6 floodwaters or which may increase flood hazards in other areas.  
7

8 **24.16.050 Applicability**

- 9  
10 (a) This Chapter shall apply to all areas of special flood hazard within the jurisdiction of Grant County.  
11

12 **24.16.070 Basis for Establishing Areas of Special Flood Hazard**

- 13  
14 (a) The areas of special flood hazard identified by the Federal Insurance Administration in a scientific  
15 and technical engineering report entitled "Flood Insurance Study for Grant County Washington and  
16 incorporated areas," dated February 18, 2009 and subsequent revisions, with accompanying Flood  
17 Insurance Rate Maps (FIRM) and subsequent revisions, are, hereby adopted by reference and  
18 declared to be a part of this Chapter. The Flood Insurance Study and FIRM are on file with the Grant  
19 County Planning Department.  
20

21 **24.16.080 Compliance**

- 22  
23 (a) No structure on land identified within a special flood hazard area shall hereafter be constructed,  
24 located, extended, converted, or altered without full compliance within the terms of this Chapter,  
25 RCW Chapter 86.16 and WAC 173-158.  
26

27 **24.16.090 Abrogation and Greater Restrictions**

- 28  
29 (a) This Chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed  
30 restrictions. However, where this Chapter and another Chapter, ordinance, easement, covenant, or  
31 deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.  
32

33 **24.16.100 Interpretation**

- 34  
35 (a) In the interpretation and application of this Chapter, all provisions shall be:  
36 (1) Considered as minimum requirements;  
37 (2) Liberally construed in favor of the governing body; and  
38 (3) Deemed neither to limit nor repeal any other powers granted under state statutes.  
39

40 **24.16.110 Warning and Disclaimer of Liability**

- 41  
42 (a) The degree of flood protection required by this Chapter is considered reasonable for regulatory  
43 purposes and is based on scientific and engineering considerations. Larger floods can and will occur  
44 on rare occasions. Flood heights may be increased by manmade or natural causes. This Chapter does  
45 not imply that land outside the areas of special flood hazards or uses permitted within such areas will  
46 be free from flooding or flood damages. This Chapter shall not create liability on the part of Grant  
47 County, any officer or employee thereof, or the Federal Insurance Administration, for any flood  
48 damages that result from reliance on this Chapter or any administrative decision lawfully made  
49 thereunder.  
50

1 **24.16.120 Development Permits**

- 2  
3 (a) A permit, processed in accordance with GCC Chapter 25.04 of this UDC, shall be obtained prior to  
4 construction or development on any property within a special flood hazard area as established in GCC  
5 § 24.16.070. The permit shall be for all structures and development activities as defined in GCC  
6 Chapter 25.02.  
7

8 **24.16.130 Applications**

- 9  
10 (a) Applications for permits shall be made on forms provided by the Administrative Official. As a  
11 minimum, the following information shall be provided by the Applicant at the time of submittal:  
12 (1) Vicinity map;  
13 (2) Description of the project;  
14 (3) A site plan drawn to scale that demonstrates the location and dimensions of the property,  
15 existing or proposed structures, fill and/or excavations, storage of material, drainage facilities,  
16 suspected critical areas specified in GCC Chapter 24.08, and private or public utilities including  
17 sewage;  
18 (4) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;  
19 (5) Flood-proofing verification when required per GCC § 24.16.160;  
20 (6) Description of the extent to which any water course will be altered or relocated as a result of  
21 proposed development;  
22 (7) Where a permit is required for the repair, reconstruction or addition to any repetitive loss  
23 property, such structure shall be required to meet the provisions of GCC § 24.16.160,  
24 24.16.180(1) and (3), and 24.16.190. Value for the structure shall be demonstrated by the current  
25 tax assessed value or by private appraisal at the expense of the Applicant. Construction costs  
26 shall be demonstrated by a properly prepared construction bid from a currently licensed  
27 contractor or the valuation used by the Administrative Official for determining building permit  
28 fees;  
29 (8) Title report providing a general warning about flood hazards signed by the Applicant and  
30 recorded by the Applicant with the Grant County Auditor;  
31 (9) The Administrative Official may require additional information when deemed necessary to  
32 determine the degree of flood protection; and  
33 (10) Any permit fees authorized by resolution of the Board of County Commissioners.  
34

35 **24.16.140 Administrative Official - Duties**

- 36  
37 (a) Duties of the Administrative Official shall include, but not be limited to, reviewing all development  
38 permits to determine:  
39 (1) that the permit requirements of this Chapter have been satisfied;  
40 (2) that all necessary permits have been obtained from those federal, state or local governmental  
41 agencies from which prior approval is required; and  
42 (3) if the proposed development is located in the floodway and if located in the floodway, assuring  
43 that the encroachment provisions of GCC § 24.16.200(1) are met.  
44  
45 (b) Use of other base flood data: When base flood elevation data has not been provided in accordance  
46 with GCC § 24.16.070, the Administrative Official shall obtain, review, and reasonably utilize any  
47 base flood elevation and floodway data available from a federal, state, or other source, in order to  
48 administer GCC § 24.16.190, 24.16.195, and 24.16.200.  
49  
50

- 1 (c) Information to be obtained and maintained. The Administrative Official shall obtain and maintain for  
2 public inspection:
- 3 (1) Elevation certificates per GCC § 24.16.160;
  - 4 (2) Flood-proofing certificates per GCC § 24.16.160;
  - 5 (3) Professional engineers or architects certification of compliance to design standards when  
6 required by this Chapter; and
  - 7 (4) All records pertaining to the provisions of this Chapter.
- 8
- 9 (d) Alteration of watercourses. The Administrative Official or designee shall:
- 10 (1) Notify adjacent communities and the Department of Ecology prior to any alteration or relocation  
11 of a watercourse when proposed and submit evidence of such notification to the Federal  
12 Insurance Administration; and
  - 13 (2) Require that maintenance be provided within the altered or relocated portion of said watercourse  
14 so that the flood carrying capacity is not diminished.
- 15
- 16 (e) Interpretation of FIRM boundaries: The Administrative Official shall make interpretations where  
17 needed, as to approximate field location of the boundaries of the areas of special flood hazards (for  
18 example, where there appears to be a conflict between a mapped boundary and actual field  
19 conditions). The person contesting the location of the boundary shall be given a reasonable  
20 opportunity to appeal the interpretation as provided in GCC § 24.16.150.
- 21

22 **24.16.150 Variances and Appeals**

23

- 24 (a) Appeals: When it is alleged there is an error in any requirement, decision, or determination made by  
25 the Administrative Official in the enforcement or administration of this Chapter, those aggrieved, or  
26 any citizen, may appeal such decision as provided in Chapter 25.04 of this UDC.
- 27
- 28 (b) Variances: Requests for variances from the provisions of this Chapter shall be considered pursuant to  
29 Chapter 25.08, and as follows:
- 30 (1) Limitations: Variances shall be limited solely to the consideration of:
    - 31 (A) Elevation requirements for first floor construction;
    - 32 (B) Elevation requirements for flood-proofing; and
    - 33 (C) The type and extent of required flood-proofing.
  - 34 (2) A granting of any variance shall not result in:
    - 35 (A) Increased flood heights;
    - 36 (B) Additional threats to public safety;
    - 37 (C) Extraordinary public expense;
    - 38 (D) Creation of nuisances;
    - 39 (E) Fraud on or victimization of the public;
    - 40 (F) Conflicts with other existing local laws or ordinances.
  - 41 (3) Notification: All decisions to grant a variance pursuant to this Chapter shall contain notification  
42 to the Applicant that:
    - 43 (A) The issuance of a variance may result in increased premium rates for flood insurance.
    - 44 (B) Construction below base flood elevation increases risks to life and property.
- 45
- 46 (c) Criteria for Granting Variance: The Decision Maker, as defined in GCC § 25.04.080 shall grant a  
47 variance only if the applicant demonstrates that the requested variance conforms to all of the criteria  
48 set forth in GCC § 25.08.060(b). In considering applications for variance, the Decision Maker shall  
49 also consider the following:
- 50

- 1 (1) The danger that materials may be swept onto other lands to the injury of others;
- 2 (2) The danger to life and property due to flooding or erosion damage;
- 3 (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such
- 4 damage on the individual owner;
- 5 (4) The importance of services provided by the proposed facility to the community;
- 6 (5) The necessity to the facility of a water front location, where applicable;
- 7 (6) The availability of alternative locations for the proposed use which are not subject to flooding or
- 8 erosion damage;
- 9 (7) The compatibility of the proposed use with existing and anticipated development;
- 10 (8) The relationship of the proposed use to the Comprehensive Plan and flood plain management
- 11 program of the area;
- 12 (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- 13 (10) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters
- 14 and the effects of wave action, if applicable, expected at the site; and
- 15 (11) The costs of providing governmental services during and after flood conditions, including
- 16 maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water
- 17 systems, and streets and bridges.

18  
19 (d) Upon consideration of the factors in subparagraph (c) of this section, the Decision Maker may grant  
20 or deny a request for variance, and may attach such conditions to the granting of the variance as it  
21 deems necessary to further the purposes of this Chapter.

22  
23 (e) The Administrative Official shall maintain the records of all appeal actions and report any variances  
24 to the Federal Insurance Administration upon request.

25  
26 **24.16.160 Elevation and Flood-Proofing Certification Required**

27  
28 (a) Where new construction or substantial improvements of any residential, commercial, industrial or  
29 other non-residential use structure is located in an area where base flood elevation data has been  
30 provided, the following provisions apply:

31 (1) Responsibility: The proponent of a project shall provide required certification data to the  
32 Administrative Official. All elevation and flood-proofing data specified must be certified by a  
33 Professional Engineer, architect, or land surveyor licensed in the State of Washington where  
34 project is located within A1-10, A12, A14, A16, A18, A21-22, and all V zones.

35  
36 (b) Form: Elevation or flood-proofing certificates shall be on forms provided by the Administrative  
37 Official.

38  
39 (c) Minimum Information:

- 40 (1) Actual elevation of the lowest habitable floor (including basement).
- 41 (2) Actual elevation to which the building has been flood-proofed.

42  
43 (d) Alternate Methods: Where an alternate method of flood-proofing non-residential use structures is  
44 proposed, it shall be certified and demonstrated that flood damages will not occur.

45  
46 (e) Agricultural and Utility Buildings: Agricultural and utility buildings classified as U occupancies  
47 under the provisions of the currently adopted Uniform Building Code and constructed in accordance  
48 with the wet flood-proofing standards of GCC § 24.16.190(4) shall not require elevation certificates.

- 1 (f) Fill material shall not be used as a method or means of elevating or protecting structures where other  
2 acceptable methods are available. Acceptable methods shall include:  
3 (1) Residential:  
4 (A) Light wood frame construction meeting the provisions of the currently adopted Building  
5 Code of Grant County.  
6 (B) Concrete or masonry foundation walls per currently adopted Building Code of Grant  
7 County.  
8 (C) Engineered pilings or columns of wood, concrete, masonry or steel.  
9 (2) Non-residential commercial/industrial use buildings: Same as residential methods except that  
10 flood-proofing methods per GCC § 24.16.190(3) shall be acceptable.  
11 (3) Agricultural use buildings: Methods allowed for residential or commercial including wet flood-  
12 proofing methods per GCC § 24.16.190(4).  
13 (4) Critical or essential facilities: Where no feasible alternative site is available per GCC §  
14 24.16.190(5), properly placed fill material may be used for elevating the structure and  
15 access/egress roads.  
16  
17 (g) Where it can be demonstrated by analysis from a Professional Engineer that fill material used for  
18 elevating or protecting structures does not reduce flood storage capacity, prohibit natural flow of  
19 floodwaters, increase base flood elevations or reduce conveyance of the base flood, structurally  
20 placed fill material may be used as a method of elevating or protecting structures.  
21

#### 22 **24.16.180 General Standards**

- 24 (a) In all areas of special flood hazards the following standards are required:  
25 (1) Anchoring:  
26 (A) All new construction and substantial improvements shall be anchored to prevent flotation,  
27 collapse or lateral movement of the structure.  
28 (B) All mobile/manufactured homes must be placed on a permanent foundation and be  
29 anchored to prevent flotation, collapse or lateral movement, and shall be installed using  
30 methods and practices to minimize flood damage. Independent footings supporting  
31 mobile/manufactured homes shall be placed a minimum of 12 inches below pre-  
32 development grade before any fill is installed. Fill shall be protected from erosion.  
33 Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to  
34 ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard  
35 Areas" guidebook for additional techniques).  
36 (2) Recreational vehicles:  
37 (A) Recreational vehicles shall not be used as permanent dwelling units.  
38 (B) When located in flood hazard areas designated as A, A1-10, A12, A14, A16, A18, A21-22,  
39 V1, V4, AO and AH, the vehicle shall be ready for highway use.  
40 (C) When located in a floodway, the vehicle shall be removed during a flood watch or flood  
41 warning.  
42 (3) Construction materials and methods:  
43 (A) All new construction and substantial improvements shall be constructed with materials and  
44 utility equipment resistant to flood damage.  
45 (B) All new construction and substantial improvements shall be constructed using methods and  
46 practices that minimize flood damage.  
47 (C) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service  
48 facilities shall be designed and/or otherwise elevated to a level of 1 foot above base flood  
49 elevation or located so as to prevent water from entering or accumulating within the  
50 components during conditions of flooding.

- 1 (4) Utilities:  
2 (A) All new and replacement water supply systems shall be designed to minimize or eliminate  
3 infiltration of floodwaters into the system;  
4 (B) New and replacement sanitary sewage systems shall be designed to minimize or eliminate  
5 infiltration of floodwaters into the systems and discharge from the systems into  
6 floodwaters;  
7 (C) On-site disposal systems shall be located to avoid impairment to them or contamination  
8 from them during flooding.  
9 (D) Water wells shall be located on high ground that is not in a floodway.  
10 (5) Subdivision proposals:  
11 (A) All subdivision proposals shall be consistent with the need to minimize flood damage;  
12 (B) All subdivision proposals shall have public utilities and facilities such as sewer, gas,  
13 electrical, and water systems located and constructed to minimize flood damage;  
14 (C) All subdivision proposals shall have adequate drainage provided to reduce exposure to  
15 flood damage; and  
16 (D) Where base flood elevation data has not been provided or is not available from another  
17 authoritative source, it shall be provided by the proponent for subdivision proposals and  
18 other proposed developments which contain at least fifty (50) lots or five (5) acres,  
19 whichever is less.  
20 (6) Review of building permits: Where flood elevation data is not available either through the Flood  
21 Insurance Study or from another authoritative source (see GCC § 24.16.140(b), applications for  
22 building permits shall be reviewed to assure that proposed construction will be reasonably safe  
23 from flooding. The test of reasonableness is a local judgment and includes use of historical data,  
24 high water marks, photographs of past flooding, etc., where available. Failure to elevate at least  
25 two (2) feet above grade in these zones may result in higher insurance rates.  
26

#### 27 **24.16.190 Specific Standards**

- 28  
29 (a) In all areas of special flood hazards where base flood elevation data has been provided as set forth in  
30 GCC § 24.16.070 or GCC 24.16.140(2), the following provisions are required in addition to the  
31 general regulations per GCC § 24.16.180:  
32 (1) Residential Construction: New construction and substantial improvement of any residential  
33 structure shall have the finished floor elevation of the lowest floor, including basement, elevated  
34 one (1) foot or more above the base flood elevation. Fully enclosed areas below the lowest floor  
35 that are subject to flooding are prohibited and shall be designed to automatically equalize  
36 hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.  
37 Designs for meeting this requirement must either be certified by a Professional Engineer or  
38 architect licensed in the State of Washington or must meet or exceed the following minimum  
39 criteria:  
40 (A) A minimum of two openings having a total net area of not less than one square inch for  
41 every square foot of enclosed area subject to flooding shall be provided;  
42 (B) The bottom of all openings shall be no higher than one (1) foot above grade; and  
43 (C) Openings may be equipped with screens, louvers, or other coverings or devices provided  
44 that they permit the automatic entry and exit of floodwaters.  
45 (2) Non-residential Construction: New construction and substantial improvements of any  
46 commercial, industrial or other non-residential use structure shall either have the finished floor  
47 elevation of the lowest floor, including basement, elevated one (1) foot or more above the base  
48 flood elevation or together with attendant utility and sanitary facilities, shall:  
49 (A) Be flood-proofed so that below one (1) foot above the base flood elevation the structure is  
50 watertight with walls substantially impermeable to the passage of water;

- 1 (B) Have structural components capable of resisting hydrostatic and hydrodynamic loads and  
2 effects of buoyancy;
- 3 (C) Be certified by a Professional Engineer or architect licensed in the State of Washington that  
4 the design and methods of construction are in accordance with accepted standards of  
5 practice for meeting provisions of this Subsection based on their development and/or  
6 review of the structural design, specifications and plans. Such certifications shall be  
7 provided to the Administrative Official as set forth in GCC § 24.16.160.
- 8 (D) Non-residential use structures that are elevated, not flood-proofed, must meet the standards  
9 for space below the lowest floor as set forth in GCC § 24.16.190(1).
- 10 (E) Applicants flood-proofing nonresidential use buildings shall be notified that flood  
11 insurance premiums will be based on rates that are one (1) foot below the flood proofed  
12 level (e.g. a building constructed to the base flood level will be rated as one (1) foot below  
13 that level).
- 14
- 15 (b) Wet flood-proofing standards for agricultural and utility use structures: New construction or  
16 substantial improvements of any agricultural or utility use structure when not meeting flood-proofing  
17 or elevation requirements of GCC § 24.16.190(3) shall:
- 18 (1) Have a low potential for structural damage from inundation, scouring, velocities or debris  
19 impact;
- 20 (2) Be designed and oriented to allow the free passage of floodwater through the structure in a  
21 manner affording minimum damage to the structure or its contents;
- 22 (3) All electrical and mechanical equipment permanently affixed to the structure is elevated 1 foot  
23 above base flood elevation; or be made water proof by accepted systems to the appropriate code;
- 24 (4) When valuation of the structure exceeds \$12,000.00, the above provisions in (1), (2), and (3)  
25 shall be verified by a Professional Engineer or architect licensed in the State of Washington. The  
26 valuation used shall be that currently used by the Administrative Official for determining  
27 building permit fees.
- 28
- 29 (c) Critical Facilities: Critical facilities should be afforded additional flood protection due to their nature.  
30 Construction of new critical facilities shall be to the extent possible, located outside the limits of the  
31 base flood plain. Construction of new critical facilities may be permissible within the base flood plain  
32 if no feasible alternative site is available. When allowed, critical facilities constructed within the base  
33 flood plain shall have the lowest floor elevated to three (3) feet or more above the level of the base  
34 flood elevation. Flood-proofing and sealing measures shall be taken to ensure that toxic substances  
35 will not be displaced by or released into floodwaters. Access routes elevated to or above the level of  
36 the base flood plain shall be provided to all critical facilities to the extent possible.
- 37
- 38 (d) Mobile/Manufactured Homes: All new or substantially improved mobile/manufactured homes to be  
39 placed or substantially improved within flood hazard zones, AH, and AE on the County's FIRM, shall  
40 be elevated on a permanent foundation such that finished floor elevation of the lowest floor of the  
41 mobile/manufactured home is one (1) foot or more above the base flood elevation, and be securely  
42 anchored to an adequately anchored foundation system in accordance with the provisions of GCC §  
43 24.16.180(1)(b).
- 44
- 45 (e) Recreational Vehicles: Recreational vehicles placed on sites are required to either:
- 46 (1) Be on the site for fewer than 180 consecutive days, (or)
- 47 (2) Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site  
48 only by quick disconnect type utilities and security devices, and have no permanently attached  
49 additions; or
- 50

- 1 (3) Meet the requirements of GCC 24.16.190(d) above and the elevation and anchoring requirements  
2 for manufactured homes.  
3

4 **24.16.195 Standards for Shallow Flooding Areas (AO Zones)**  
5

- 6 (a) Shallow flooding zones (AO Zones) appear on the Flood Insurance Rate Maps with depth  
7 designations from one (1) to three (3) feet above ground where a clearly defined channel does not  
8 exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such  
9 flooding is usually characterized as sheet flow. In these areas, the following provisions apply:  
10 (1) New construction and substantial improvements of residential structures within AO Zones shall  
11 have the lowest floor elevated above the highest adjacent grade of the building site, one (1) foot  
12 or more above the depth number specified on the Flood Insurance Rate Map (FIRM). Where  
13 appropriate, such structures shall be elevated above the crown of the nearest road, one (1) foot or  
14 more above the depth number specified on the FIRM (at least two (2) feet if no depth number is  
15 specified);  
16 (2) New construction and substantial improvements of nonresidential (commercial and industrial)  
17 structures within AO Zones shall either:  
18 (A) Have the lowest floor (including basement) elevated above the highest adjacent grade of the  
19 building site, one (1) foot or more above the depth number specified on the FIRM. Where  
20 appropriate, such structures shall be elevated above the crown of the nearest road, one (1)  
21 foot or more above the depth number specified on the FIRM (at least two (2) feet if no  
22 depth number is specified); or,  
23 (B) Together with attendant utility and sanitary facilities, be completely flood-proofed to or  
24 above that level so that any space below that level is watertight with walls substantially  
25 impermeable to the passage of water, and with structural components having the capability  
26 of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. If this method  
27 is used, compliance shall be certified by a Professional Engineer or architect licensed in the  
28 State of Washington;  
29 (3) Require adequate drainage paths around structures on slopes to guide floodwater around and  
30 away from proposed structures.  
31 (4) Recreational Vehicles: Recreational vehicles placed on sites are required to either:  
32 (1) Be on the site for fewer than 180 consecutive days; or  
33 (2) Be fully licensed and ready for highway use, on wheels or jacking system, attached to the  
34 site only by quick disconnect type utilities and security devices, and have no permanently  
35 attached additions; or  
36 (3) Meet the requirements of GCC 24.16.190(d) above and the elevation and anchoring  
37 requirements for manufactured homes.  
38

39 **24.16.200 Floodways**  
40

- 41 (a) Located within areas of special flood hazard established in GCC § 24.16.070 are areas designated as  
42 floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwater that  
43 carries debris, potential projectiles, and erosion potential, the following provisions apply:  
44 (1) Prohibit encroachments including fill, new construction, substantial improvements, and other  
45 development unless certification by a Professional Engineer or architect licensed in the State of  
46 Washington is provided demonstrating that encroachments shall not result in any increase in  
47 flood levels during the occurrence of the base flood discharge;  
48 (2) Prohibit construction or reconstruction, repair or replacement of residential structures except for:  
49 (A) Repairs, reconstruction, or improvements to a structure which do not increase the ground  
50 floor area; and

- 1 (B) Repairs, reconstruction, or improvements to a structure the cost of which does not exceed  
2 fifty (50) percent of the market value of the structure either:  
3 (i) Before the repair, reconstruction, or improvement is started, or  
4 (ii) If the structure has been damaged and is being restored, before the damage occurred.  
5 Work done on structures to comply with existing health, sanitary, or safety codes  
6 when determined by the Administrative Official, or to structures identified as historic  
7 places, shall not be included in the fifty (50) percent determination.
- 8 (C) Repairs, reconstruction, replacement, or improvements to existing farmhouse structures  
9 located in designated floodways and which are located on lands designated as agricultural  
10 lands of long-term commercial significance under RCW 36.70A.170 shall be permitted  
11 subject to the following:  
12 (i) The new farmhouse is a replacement for an existing farmhouse on the same farm site;  
13 (ii) There is no potential building site for a replacement farmhouse on the same farm  
14 outside the designated floodway;  
15 (iii) Repairs, reconstruction, or improvements for a farmhouse shall not increase the total  
16 square footage of encroachment of the existing farmhouse;  
17 (iv) A replacement farmhouse shall not exceed the total square footage of the  
18 encroachment of the structure it is replacing;  
19 (v) A farmhouse being replaced shall be removed, in its entirety, including foundation,  
20 from the floodway within ninety (90) days after occupancy of a new farmhouse;  
21 (vi) For substantial improvements, and replacement farmhouses, the elevation of the  
22 lowest floor of the improvement and farmhouse respectively, including basement, is  
23 one (1) foot higher than the base flood elevation;  
24 (vii) New and replacement water supply systems are designed to eliminate or minimize  
25 infiltration of floodwaters into the system;  
26 (viii) New and replacement sanitary sewerage systems are designed and located to eliminate  
27 or minimize infiltration of flood water into the system and discharge from the system  
28 into the floodwaters; and  
29 (ix) All other utilities and connections to public utilities are designed, constructed, and  
30 located to eliminate or minimize flood damage.
- 31 (3) Replacement home siting other than farmhouses must evaluate flood depth, flood velocity, and  
32 flood related erosion, in order to identify a building site that offers the least risk of harm to life  
33 and property;
- 34 (4) For all other residential structures located in a designated floodway and damaged by flooding or  
35 flood-related erosion, the Department of Ecology is authorized to assess the risk of harm to life  
36 and property posed by the specific conditions of the floodway, and based upon scientific analysis  
37 of depth, velocity, and flood related erosion, may exercise best professional judgement in  
38 recommending to the Grant County Building Official, repair, replacement, or relocation of such  
39 damaged structures. The effect of the Department of Ecology's recommendation to allow repair  
40 or replacement of a flood-damaged residence within the designated floodway is a waiver of the  
41 floodway prohibition;
- 42 (5) For the purposes of this Section, "farmhouse" means a single-family dwelling locating on a farm  
43 site where resulting agricultural products are not produced for the primary consumption or use  
44 by the occupants and the farm owner;
- 45 (6) All new construction and substantial improvements shall comply with all applicable flood  
46 hazard reduction provisions of GCC § 24.16.180 through 24.16.210; and
- 47 (7) Building and development near streams without a designated floodway shall comply with the  
48 requirements of 44 CFR 60.3(b)(3) and (4) and (c)(10) of the National Flood Insurance Program  
49 regulations and Chapter 14.24 of this UDC.  
50

1 **24.16.220 Wetlands Management**

2  
3 (a) To the maximum extent possible, seek to avoid the short and long term adverse impacts associated  
4 with the destruction or modification of wetlands, especially those activities which limit or disrupt the  
5 ability of the wetland to alleviate flooding impacts. Proposals for development within special flood  
6 hazard areas shall not impact wetlands and these activities in or around wetlands shall not negatively  
7 affect public safety, health, and welfare by disrupting the wetlands ability to reduce flood and storm  
8 hazards.  
9

10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50