# Washington State Model Ordinance (Evaluation Sheet)

**Locality:**

**Ordinance No.:**

**Ordinance Date:**

**Reviewer's Name:**

**Date:**

**Reason for Review:**

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## Criteria & Model Ordinance Reference

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<tr>
<th>CRITERIA &amp; MODEL ORDINANCE REFERENCE</th>
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<th>B</th>
<th>C</th>
<th>D</th>
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<th>FEDERAL REGULATION REFERENCE</th>
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</thead>
<tbody>
<tr>
<td><strong>Model Ordinance 3.2</strong>&lt;br&gt;Basis for Establishing the Areas of Special Flood Hazard&lt;br&gt;The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled &quot;The Flood Insurance Study for [Community Name_]&quot; dated [Date], are hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study and the FIRM are on file at [Community Address]. The best available information for flood hazard area identification as outlined in Section 4.3-2 shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under Section 4.3-2.&lt;br&gt;*In some communities, the phrase &quot;and any revisions thereto&quot; is not considered legally binding and should not be adopted.**&lt;br&gt;<strong>Model Ordinance 3.7</strong>&lt;br&gt;Severability&lt;br&gt;If any section, clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.</td>
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<td><strong>Model Ordinance 4.1-1</strong>&lt;br&gt;Development Permit Required&lt;br&gt;A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3.2. The permit shall be for all structures including manufactured homes, as set forth in the &quot;Definitions,&quot; and for all development including fill and other activities, also as set forth in the &quot;Definitions.&quot;</td>
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<tr>
<td><strong>Model Ordinance 4.3-1(2)</strong>&lt;br&gt;Permit Review&lt;br&gt;Review all development permits to determine that all necessary permits have been obtained from those Federal, State, or local governmental agencies from which prior approval is required.</td>
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A = Flood Hazard Boundary Map<br>B = Flood Insurance Rate Map without elevation<br>C = Flood Insurance Rate Map with base flood elevations<br>D = Flood Insurance Rate Map with floodways<br>E = Flood Insurance Rate Map with floodways and V zones

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OK... (N)  No... (N)  Other... (X) and explain

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| 4 | MODEL ORDINANCE 4.3-2  
USE OF OTHER BASE FLOOD DATA |
<table>
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<tr>
<td>When base flood elevation data has not been provided (in A or V Zones) in accordance with Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the (Local Administrator) shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, in order to administer Sections 5.2, SPECIFIC STANDARDS, and 5.4 FLOODWAYS.</td>
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</table>
| 5 | MODEL ORDINANCE 4.3-3  
INFORMATION TO BE OBTAINED AND MAINTAINED |
| (1) Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required as in Section 4.3-2, obtain and record 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 or substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in Section 4.3-2: |
| (i) Obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed. |
| (ii) Maintain the floodproofing certification required in Section 4.1-2(3). |
| 6 | MODEL ORDINANCE 4.3-4(1)  
ALTERATION OF WATERCOURSES |
| Notify adjacent communities and the Department of Ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration. |
| 7 | MODEL ORDINANCE 4.3-4(2)  
ALTERATION OF WATERCOURSES |
| Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished. |
| 8 | MODEL ORDINANCE 4.3-5  
INTERPRETATION OF FIRM BOUNDARIES |
| Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, 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 provide in Section 4.4. |
| * If you do not include Section 4.4 (VARANCE PROCEDURES), and the above sentence after the word “interpretation” and add the following sentence: “Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and |

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OK...[O]  No...[N]  Other...[X] and explain  

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<table>
<thead>
<tr>
<th>Section</th>
<th>Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>9A</td>
<td><strong>MODEL ORDINANCE 5.1-1(1) ANCHORING</strong>&lt;br&gt;All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.</td>
</tr>
<tr>
<td>9B</td>
<td><strong>MODEL ORDINANCE 5.1-1(2) ANCHORING</strong>&lt;br&gt;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 P-85, &quot;Protecting Manufactured Homes from Floods and Other Hazards.&quot;</td>
</tr>
<tr>
<td>9C</td>
<td><strong>MODEL ORDINANCE 5.1-2(1) CONSTRUCTION MATERIALS AND METHODS</strong>&lt;br&gt;All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.</td>
</tr>
<tr>
<td>9D</td>
<td><strong>MODEL ORDINANCE 5.1-2(2) CONSTRUCTION MATERIALS AND METHODS</strong>&lt;br&gt;All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.</td>
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<tr>
<td>9E</td>
<td><strong>MODEL ORDINANCE 5.1-2(3) CONSTRUCTION MATERIALS AND METHODS</strong>&lt;br&gt;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.</td>
</tr>
<tr>
<td>10</td>
<td><strong>MODEL ORDINANCE 5.1-3(1), (2), (3), AND (4) UTILITIES</strong>&lt;br&gt;(1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;&lt;br&gt;(2) Water wells shall be located on high ground that is not in the floodway*&lt;br&gt;(3) New and replacement sanitary sewerage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters; and&lt;br&gt;(4) Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.&lt;br&gt;*FEMA endorses the more restrictive WA floodway standard identified in WAC 173-160-171</td>
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</tbody>
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A = Flood Hazard Boundary Map  
B = Flood Insurance Rate Map without elevation  
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OK...(v)  No...(N)  Other...(X) and explain  

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### MODEL ORDINANCE 5.1-4
**SUBDIVISION PROPOSALS**

1. All subdivision proposals shall be consistent with the need to minimize flood damage;

2. All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;

3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage;

4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or 5 acres (whichever is less).

### MODEL ORDINANCE 5.1-5
**REVIEW OF BUILDING PERMITS**

Where elevation data is not available either through the Flood Insurance Study, FIRM, or from another authoritative source (Section 4.3-2), applications for building permits 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 at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.

### MODEL ORDINANCE 5.2
**SPECIFIC STANDARDS**

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, or Section 4.3-2, USE OF OTHER BASE FLOOD DATA, the following provisions are required:

* Additional standards were clarified in FEMA Technical Bulletin 11-01, “Crawlspace Construction for Buildings Located in Special Flood Hazard Areas”

### MODEL ORDINANCE 5.2-1
**RESIDENTIAL CONSTRUCTION**

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

* Minimum standards require the lowest floor to be elevated “to or above” the BFE; however, adding an additional foot of freeboard increases safety and reduces insurance premiums and its adoption is strongly encouraged by FEMA. This note applies throughout the model ordinance.

2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to

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**Notes:**

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OK ...(Y) No...(N) Other...(X) and explain

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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 or must meet or exceed the following minimum criteria:

(i) 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, louverous, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

15 **MODEL ORDINANCE 5.2-2 NONRESIDENTIAL CONSTRUCTION**

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated one foot or more above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

1. Be floodproofed so that below one foot or more above the base flood level of the structure is watertight with walls substantially impervious to the passage of water;

2. Have structural components capable of resisting hydrostatic and hydrodynamic loads including the effects of buoyancy

3. 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 4.3-3(2);

4. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in 5.2-1(2);

5. 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).

16 **MODEL ORDINANCE 5.2-3 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.

* If this phrase is applied to all manufactured homes in the floodplain, then the remaining verbiage is not necessary to

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OK...[x] No...[N] Other...[X] and explain

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This applies to manufactured homes:

(i) Outside of a manufactured home park or subdivision,
(ii) In a new manufactured home park or subdivision,
(iii) In an expansion to an existing manufactured home park or subdivision, or
(iv) In an existing manufactured home park or subdivision on a site which a manufactured home has incurred "substantial damage" as the result of a flood; and

(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:

(i) The lowest floor of the manufactured home is elevated one foot or more above the base flood elevation, or
(ii) 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.

17 MODEL ORDINANCE 5-2-1
RECREATIONAL VEHICLES

Recreational vehicles placed on sites are required to either:

(i) Be on the site for fewer than 180 consecutive days, (or)
(ii) 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 have no permanently attached additions; or
(iii) Meet the requirements of 5-2-3 above and the elevation and anchoring requirements for manufactured homes.

18 MODEL ORDINANCE 5.3
AE AND A1-30 ZONES WITH BASE FLOOD ELEVATIONS BUT NO FLOODWAYS

In areas with base flood elevations (but 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.

19 MODEL ORDINANCE 5.4
FLOODWAYS

Located within areas of special flood hazard established in Section 3.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:

(1) 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) Construction or reconstruction of residential structures is prohibited within designated floodways*, except for (i) repairs, reconstruction, or improvements to a structure which 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, (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 which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50 percent.

* FEMA endorses the more restrictive WA floodway standard adopted in WAC 173-158-070.

(3) If Section 5.4(1) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 5.0, PROVISIONS FOR FLOOD HAZARD REDUCTION.

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OK... (X) No... (N) Other... (X) and explain

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MODEL ORDINANCE 5.7
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.
### APPENDIX A: COMMUNITIES WITH SHALLOW FLOODING
IDENTIFIED AS AO ZONES ON FLOOD INSURANCE RATE MAPS (FIRM)

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<tr>
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<th>E</th>
<th>FEDERAL REGULATION REFERENCE</th>
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<tr>
<td>21 MODEL ORDINANCE 5.5</td>
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<td>OPTINAL PROVISION</td>
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<td>STANDARDS FOR SHALLOW FLOODING</td>
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<tr>
<td>AREAS (AO ZONES)</td>
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Shallow flooding areas appear on FIRM as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In these areas, the following provisions apply:

1. **New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement) elevated above the highest adjacent grade to the structure, one foot or more above the depth number specified in feet on the community’s FIRM (at least two feet above the highest adjacent grade to the structure if no depth number is specified).**

2. **New construction and substantial improvements of nonresidential structures within AO zones shall either:**
   
   (i) Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above the depth number specified in feet on the FIRM (at least two feet if no depth number is specified); or
   
   (ii) Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer, or architect as in section 5.2-2(3).

3. **Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.**

4. **Recreational vehicles placed on sites within AO Zones on the community’s FIRM either:**
   
   (i) Be on the site for fewer than 180 consecutive days, or
   
   (ii) 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
   
   (iii) Meet the requirements of 5.5(1) and 5.5(3) above and the anchoring requirements for manufactured homes (Section 5.1-1(3)).

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OK... (✓)  
No... (X)  
Other... (X) and explain  
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## APPENDIX B: COMMUNITIES WITH COASTAL VELOCITY (V ZONES)
PRESENT ON FIRM AND AN ORDINANCE COMPLIANT WITH 44 60.3(e)

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<tr>
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<th>FEDERAL REGULATION REFERENCE</th>
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<tr>
<td>22 MODEL ORDINANCE 5.6</td>
<td></td>
<td>OPTIONAL PROVISION</td>
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<tr>
<td>COASTAL HIGH HAZARD AREAS</td>
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<td>Located within areas of special flood hazard established in Section 3.2 are Coastal High Hazard Areas, designated as Zones VI-30, 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:</td>
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<td>1) All new construction and substantial improvements in Zones VI-30 and VE (V if base flood elevation data is available) on the community’s FIRM shall be elevated on pilings and columns so that:</td>
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<td>i) 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</td>
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<td>ii) The pier 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).</td>
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<td>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 Section 5.6.(i) and (ii).</td>
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<tr>
<td>2) Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures in Zones VI-30, VE, and V on the community’s FIRM and whether or not such structures contain a basement. The (Local Administrator) shall maintain a record of all such information.</td>
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<td>3) All new construction within Zones VI-30, VE, and V on the community’s FIRM shall be located landward of the reach of mean high tide.</td>
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<tr>
<td>4) Provide that all new construction and substantial improvements within Zones VI-30, VE, and V on the community’s FIRM 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</td>
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OK... (N) No... (N) Other... (X) and explain

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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:

i) Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and

ii) 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 usable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.

5) Prohibit the use of fill for structural support of buildings within Zones V1-30, VE, and V on the community’s FIRM.

6) Prohibit man-made alteration of sand dunes within Zones V1-30, VE, and V on the community’s FIRM which would increase potential flood damage.

7) All manufactured homes to be placed or substantially improved within Zones V1-30, V, and VE on the community’s FIRM on sites:

i) Outside of a manufactured home park or subdivision,

ii) In a new manufactured home park or subdivision,

iii) In an expansion to an existing manufactured home park or subdivision, or

iv) 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 5.6(1) through (6) of this section and manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision within Zones V1-30, V, and VE on the FIRM shall meet the requirements of Section 5.2-3(2).

8) Recreational vehicles placed on sites within Zones V1-30, V, and VE on the community’s FIRM either:

i) Be on the site for fewer than 180 consecutive days, or

ii) 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 have no permanently attached additions; or

iii) Meet the requirements of Section 4.1-1 (development permit required) and paragraphs 5.6(1) through (6) of this section.
### Definitions

<table>
<thead>
<tr>
<th>Criteria &amp; Model Ordinance Reference</th>
<th>Included in Ord</th>
<th>Federal Regulation Reference 44 CFR 59.1</th>
</tr>
</thead>
<tbody>
<tr>
<td>23 Appeal: a request for a review of the interpretation of any provision of this ordinance or a request for a variance.</td>
<td>Yes</td>
<td>Required</td>
</tr>
<tr>
<td><strong>Area of Shallow Flooding</strong>: designated as AO, or AH Zone on the Flood Insurance Rate Map (FIRM). AO zones have base flood depths that range from one to three feet above the natural ground; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized as sheet flow; AH indicates ponding, and is shown with standard base flood elevations.</td>
<td>No</td>
<td>Optional insurance provision</td>
</tr>
<tr>
<td><strong>Area of Special Flood Hazard</strong>: is the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.</td>
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<td><strong>Base Flood</strong>: the flood having a 1% chance of being equaled or exceeded in any given year (also referred to as the “100-year flood”). Designated on Flood Insurance Rate Maps by the letters A or V.</td>
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<td>* <strong>Basement</strong>: means any area of the building having its floor sub-grade (below ground level) on all sides.</td>
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<tr>
<td><strong>Breakaway Wall</strong>: 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 specified lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.</td>
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<td><strong>Coastal High Hazard Area</strong>: means an area of special flood hazard extending from offshore to the inland limit of a primary front or along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as Zone V1-30, VE or V.</td>
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<td><strong>Critical Facility</strong>: 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 waste.</td>
<td>Required</td>
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<tr>
<td>* <strong>Development</strong>: 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.</td>
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<td><strong>Elevation Certificate</strong>: means the official form (FFMA Form 81-31) used to track development, provide elevation information necessary to ensure compliance with community floodplain management ordinances, and determine the proper</td>
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</tbody>
</table>

A = Flood Hazard Boundary Map  
B = Flood Insurance Rate Map without elevation  
C = Flood Insurance Rate Map with base flood elevations  
D = Flood Insurance Rate Map with floodways  
E = Flood Insurance Rate Map with floodways and V zones  

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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.

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 adopted floodplain management regulations.

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).

FLOOD or FLOODING: means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1) The overflow of inland or tidal waters and/or
2) The unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD INSURANCE RATE MAP (FIRM): means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS): means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Maps, and the water surface elevation of the base flood.

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.

** INCREASED COST OF COMPLIANCE: A flood insurance claim payment up to $30,000 directly to a property owner for the cost to comply with floodplain management regulations after a direct physical loss caused by a flood. Eligibility for an ICC claim can be through a single instance of "substantial damage" or as a result of a "cumulative substantial damage." (more information can be found in FEMA ICC Manual 301)

* 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

| A = Flood Hazard Boundary Map | OK... (✓) | Other... (x) and explain |
| B = Flood Insurance Rate Map without elevation | No... (N) |
| C = Flood Insurance Rate Map with base flood elevations | |
| D = Flood Insurance Rate Map with floodways | |
| E = Flood Insurance Rate Map with floodways and V zones | |

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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 ordinance found at Section 5.2-1(2), (i.e. provided there are adequate flood ventilation openings).

**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” does not include a “recreational vehicle.”

**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.

**New Construction:** means structures for which the “start of construction” commenced on or after the effective date of this ordinance.

**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.

**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, placement or other improvement was within 180 days of the permit date. The actual 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**: a walled and roofed building, including a gas or liquid storage tank that is principally above ground.

* **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 repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

  1) Before the improvement or repair is started; or
  2) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term can exclude:

1) Any project for improvement of a structure to correct previously cited existing violations of state or local health, sanitary, or safety code specifications which have been previously identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or

2) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

**Variance**: means a grant of relief from the requirements of this ordinance that permits construction in a manner that would otherwise be prohibited by this ordinance.

**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.