

FLOODPROOFING MEASURES

Municipal Code 25.38.055 Standards for Downtown Specific Plan Area

Except for the routine in-kind replacement of fixtures, mechanical equipment and similar devices, properties located in areas of special flood hazard within the downtown specific plan area shall install contingency floodproofing measures in conjunction with additions, alterations, improvements or remodels of less than fifty percent of the market value of the structure but valued at more than five thousand dollars as determined by the floodplain administrator. Valuation shall be based on the construction type and building valuation data table utilized by the city staff in determining building permit fees. A minimum of an additional five percent of the total remodeling cost shall be used to provide floodproofing measures in the following priority of implementation:

- (A) Doors. Hinged and/or removable panels and similar barriers that can withstand the hydrostatic and hydrodynamic pressures of floodwaters;
- (B) Windows. Hinged and/or removable panels or any other fenestration, glazing, or protective techniques capable of withstanding floodwaters (only windows subject to floodwaters are required to be retrofitted with contingency floodproofing measures);
- (C) Other Openings. Application of plates, sealants, mortar, gaskets and similar materials around and in utility openings and other similar wall penetrations.

If any remodeling project involves the replacement of any exterior doors, windows and/or utility openings subject to floodwaters, such openings shall incorporate contingency floodproofing measures.

The foregoing contingency floodproofing measures shall extend to a minimum height of six inches above the base flood elevation measured at the improvement location. Removable devices shall be maintained in good repair on the premises for rapid and effective deployment when flooding is imminent. Sequential improvements over time to the same structure shall each observe the five percent floodproofing contingency requirement until the entire structure has been protected with contingency floodproofing measures. These requirements do not apply to activities that would not otherwise require any city approvals or permits.

These requirements do not apply to projects that meet the definition of “substantial improvement.” Substantial improvements shall comply with all flood prevention regulations, including anchoring, bracing and the raising of structures above the base flood elevation irrespective of the requirements for smaller projects.

The floodplain administrator shall provide, and from time to time may revise and update, suitable design guidelines and details showing the methods, materials and implementation of the devices required by this section. Property owners shall demonstrate compliance with such standards and details before a final permit release is granted by the city. The floodplain administrator must review and approve the plans for the proposed contingency floodproofing measures.

“Contingency floodproofing measures” means devices intended to seal structural openings, such as doors and windows, from floodwaters. These measures include, but are not limited to, flood shields, watertight doors, moveable floodwalls, partitions, water-resistive sealant devices and other similar techniques. These devices may be permanently installed or stored on-site for use in the event of a flood. Temporary emergency measures such as sandbags, plastic sheeting and similar devices are not classified as contingency measures. An example of a flood shield used as a contingency floodproofing measure is:

