

KCC Title 15 Change Matrix

Ref #	Code	Change	Comment
1	15.04.050 Compliance required.	<p><u>All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.</u> .No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this title and other applicable regulations.</p> <p>The violation of any provision of this chapter shall constitute a Class I civil infraction. Each violation shall constitute a separate infraction for each and every day or portion thereof during which the violation is committed, continued or permitted. Infractions shall be processed in accordance with the provisions of the Chapter 2.116 of this code; provided, however, that the maximum penalty and default amount for a Class I civil infraction under this chapter shall be five hundred dollars not including statutory assessments.</p>	Added language at beginning of section
2	15.04.090 Severability	This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.	Added section
3		<p>15.08.015 Alteration of Watercourse.</p> <p>15.08.042 ASCE 24.</p> <p>15.08.052 Base Flood Elevation (BFE).</p> <p>15.08.102 Farmhouse.</p> <p>15.08.115 Flood Elevation Study</p> <p>15.08.132 Floodplain or Flood Prone Area.</p> <p>15.08.134 Floodplain Administrator</p> <p>15.08.138 Flood Proofing.</p> <p>15.08.152 Highest Adjacent Grade.</p> <p>15.08.154 Historic Structure.</p>	Added definitions

4		<p>15.08.040 AArea of special flood hazard.</p> <p>15.08.077 Critical facility</p> <p>15.08.087 Elevation certificate.</p> <p>15.08.110 Flood, flooding.</p> <p>15.08.120 Flood Insurance Rate Map (FIRM).</p> <p>15.08.130 Flood Insurance Study.</p> <p>15.08.150 Habitable floor.</p> <p>15.08.210 Structure.</p> <p>15.08.220 Substantial improvement.</p>	Updated definitions
5	15.12.010 Development permit required.	<p>A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 15.04.040. The permit shall be for all structures including manufactured homes, as set forth in Chapter 15.08. Application for a development permit shall be made on <u>through a permit system</u> furnished by the Kitsap County Department of Community Development and may include, but not be limited to: <u>electronic copies of plans</u>, drawn to scale, showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:</p> <p>(1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;</p> <p>(2) Elevation in relation to mean sea level to which any structure has been floodproofed;</p> <p>(3) Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 15.12.100; and</p> <p>(4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.</p> <p><u>(5) A V-zone design certificate (where a structure is proposed in a V, V1-30, or VE zone), a V-zone design certificate;</u></p> <p><u>(6) An engineering analysis indicating no rise of the Base Flood Elevation (where development is proposed in a floodway), an engineering analysis indication no rise of the Base Flood Elevation, and;</u></p> <p><u>(7) Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.</u></p>	Updated to include electronic permit submittals Three items added to information required in submittals

6	15.12.032 Anchoring Required.	<p>(1) All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy. (44 CFR 60.3(a)(3)(i))</p> <p>(2) 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. (44 CFR 60.3(b)(8)). For more detailed information, refer to guidebook, In the absence of appropriate engineered anchoring systems from the manufacturer, FEMA-85, "Manufactured Home Installation in Flood Hazard Areas." must be utilized to design and install anchoring systems.</p>	New section
7	15.12.040 Materials – Methods.	<p>Construction materials and methods shall meet the following standards:</p> <p>(1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.</p> <p>(2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.</p> <p>(3) All new or replacement electrical equipment and heating, ventilating, air conditioning and other service facilities shall be placed at least one foot above the base flood elevation or protected to prevent water from entering or accumulating within the system components <u>during conditions of flooding.</u></p>	Changed "floods up to the base flood elevation" to "during conditions of flooding."

8	15.12.090 Residential construction.	<p><u>(1) New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above base flood elevation.</u></p> <p><u>1) In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE. Mechanical equipment and utilities shall be waterproof or elevated least one foot above the BFE.</u></p> <p><u>2) New construction and substantial improvement of any residential structure in an AO zone shall meet the requirements in Appendix A.</u></p> <p><u>3) New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.</u></p> <p><u>4) New construction and substantial improvement of any residential structure in a V, V1-30, or VE zone shall meet the requirements in Appendix B.</u></p> <p>5) 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 must exceed the following minimum criteria:</p> <p>(a) <u>A minimum of two openings having a total net area of one square inch for every square foot of enclosed area shall be provided.</u></p> <p>(b) The bottom of all openings shall not be higher than one foot above grade.</p> <p>(c) Openings may be equipped with screens, louvers, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.</p> <p><u>(d) A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.</u></p> <p>6) The finished ground level of any underfloor space shall be equal to or higher than the outside finished ground level. Subgrade crawl spaces are prohibited <u>except where they meet the requirements of FEMA TB 11</u></p>	Added and ammended language.
9	15.12.137 Enclosed Area Below the Lowest Floor	If buildings or manufactured homes are constructed or substantially improved with fully enclosed areas below the lowest floor, the areas shall be used solely for parking of vehicles, building access, or storage.	Added section

10	15.12.150 Livestock Sanctuaries	Elevated areas for the for the purpose of creating a flood sanctuary for livestock are allowed on farm units where livestock is allowed. Livestock flood sanctuaries shall be sized appropriately for the expected number of livestock and be elevated sufficiently to protect livestock. Proposals for livestock flood sanctuaries shall meet all procedural and substantive requirements of this chapter.	Added section
11	15.12.160 AE and A1-30 Zones with Base Flood Elevations but No Floodways	In areas with BFEs (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.	Added section

12	15.12.170 Areas of Shallow Flooding	<p>Shallow flooding areas appear on FIRMs 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 addition to other provisions in this code, the following additional provisions also apply in AO zones:</p> <ol style="list-style-type: none"> 1. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement and mechanical equipment) 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: <ol style="list-style-type: none"> a) 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 on the FIRM (at least two feet if no depth number is specified); or b) 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: <ol style="list-style-type: none"> 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, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or c) Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes (Section 5.1-1(2)). 	Added section
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13	15.16.030 Permit review.	<p>The department of community development shall:</p> <p>(1) Review all development permits to determine that the permit requirements of this title have been satisfied;</p> <p>(2) 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;</p> <p>(3) Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of subsection (1) of Section 15.12.120 are met.</p> <p><u>(4) Ensure The site is reasonably safe from flooding</u></p> <p><u>(5) Notify FEMA when annexations occur in the Special Flood Hazard Area.</u></p>	Added language at end of section
14	15.16.050 Recordkeeping.	<p>The following information is to be obtained and maintained:</p> <p>(1) Obtain and record the actual 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;</p> <p>(2) For all new or substantially improved floodproofed structures:</p> <p>(i) Verify and record the actual elevation (in relation to mean sea level), and</p> <p>(ii) Maintain the floodproofing certifications required in subsection (3) of Section 15.12.010;</p> <p>(3) Maintain for public inspection all records pertaining to the provisions of this title;</p> <p>(4) In coastal high hazard areas, certification shall be obtained from a registered professional engineer or architect that the structure is securely anchored to adequately anchored pilings or columns in order to withstand velocity waters.</p> <p><u>(5) Documentation of the elevation of the bottom of the lowest horizontal structural member in V or VE zones.</u></p> <p><u>(6) Records of all variance actions, including justification for their issuance</u></p> <p><u>(7) Improvement and damage calculations.</u></p>	Added language at end of section