



Flood Damage Prevention Ordinance Code Updates

Island County Planning Commission – June 14, 2021

Jonathan Lange – Assistant Director

Members of the public can provide written comments to:

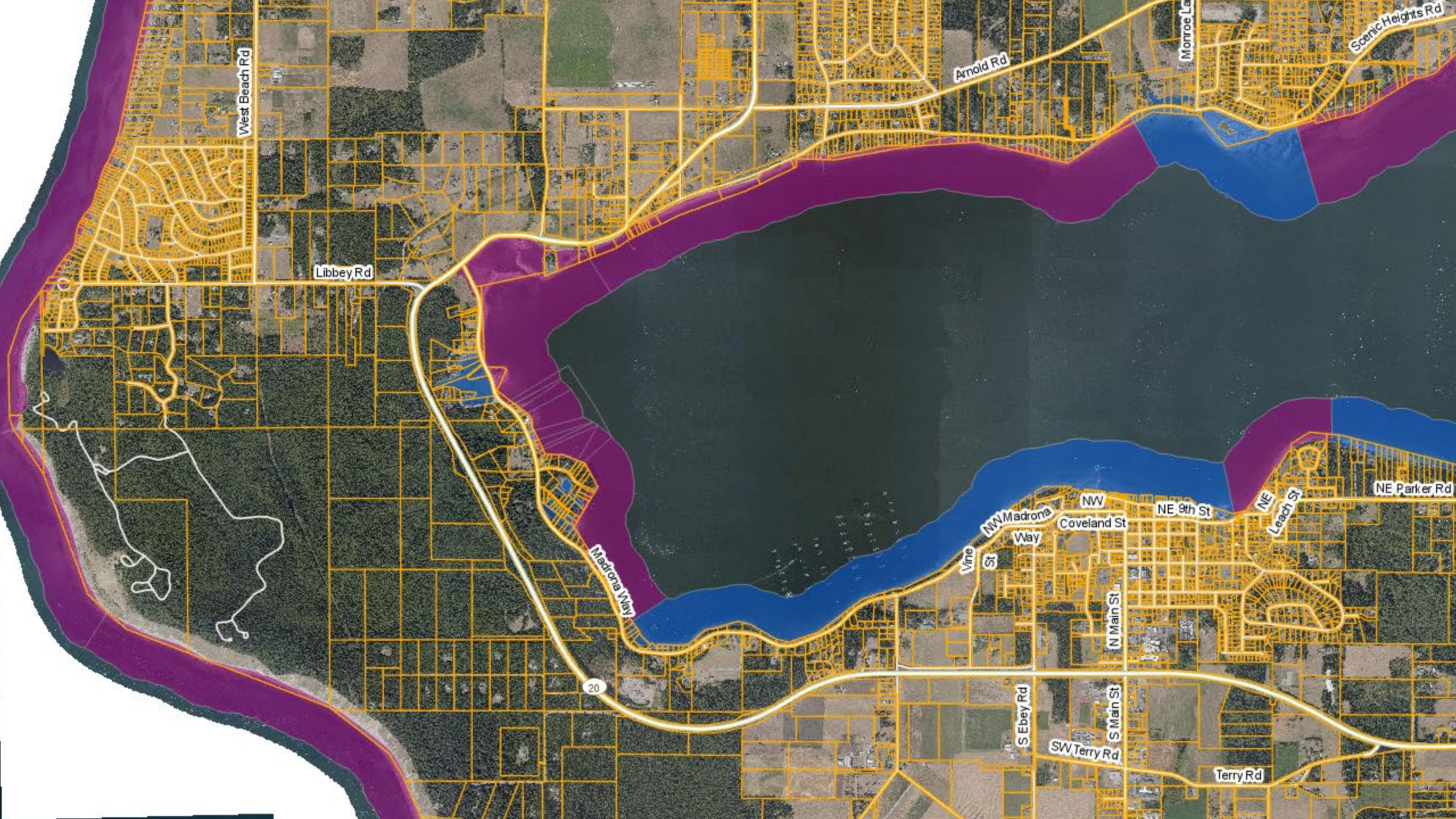
CompPlan@islandcountywa.gov or

PlanningCommission@islandcountywa.gov

FEMA and Island County's Flood Damage Prevention Ordinance

- National Flood Insurance Program – Voluntary Program
- Flood Insurance Rate Maps – last updated 2017
- Flood Damage Prevention Ordinance – Areas of possible inundation (last updated 2005)

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West Beach Rd

Libbey Rd

20

Arnold Rd

Monroe La

Scenic Heights Rd

Madrona Way

Vine St

NW Madrona Way

Coveland St

NE 9th St

NE Leach St

NE Parker Rd

N Main St

S Ebey Rd

S Main St

SW Terry Rd

Terry Rd



AE 13

VE 16

Madrona Way

X Kennedy Lagoon Ct

VE 16

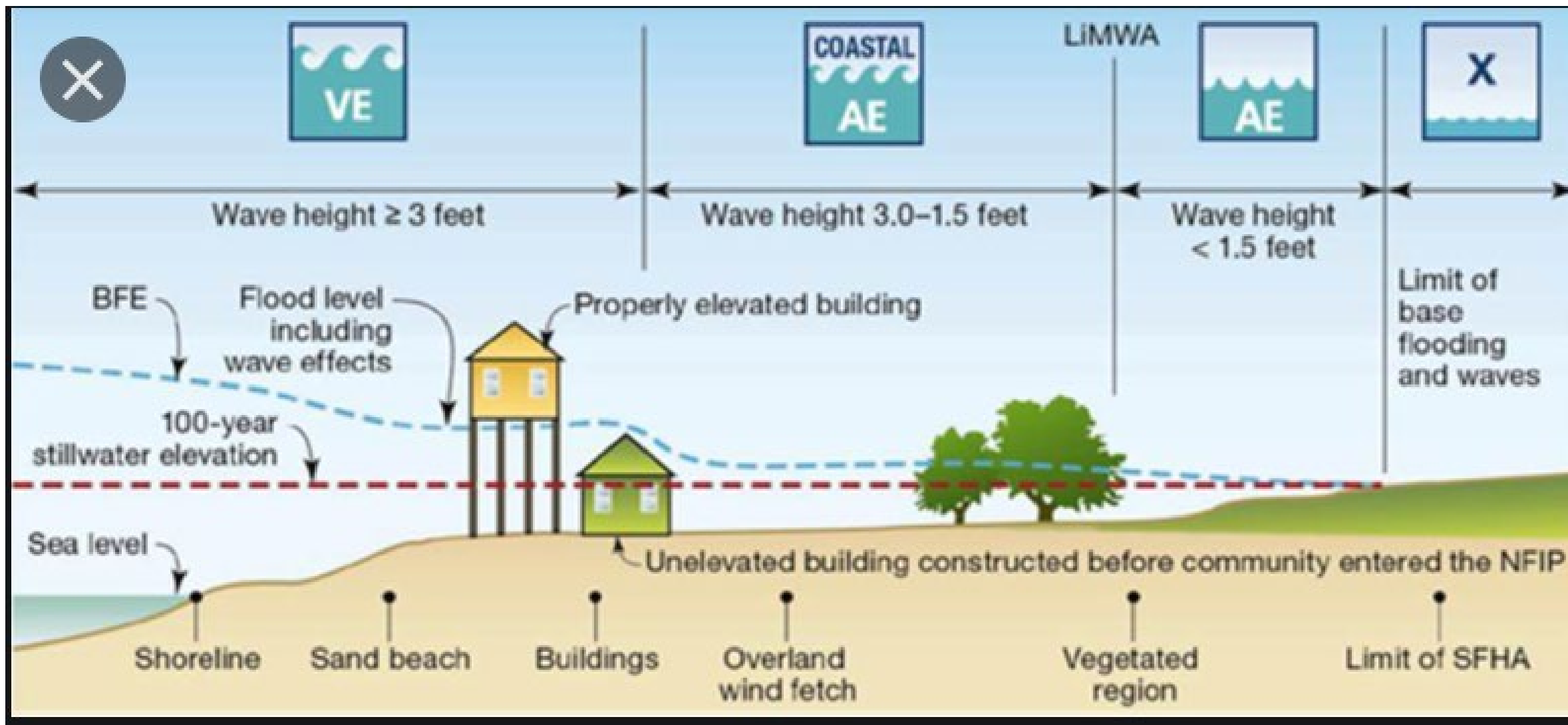
VE 14

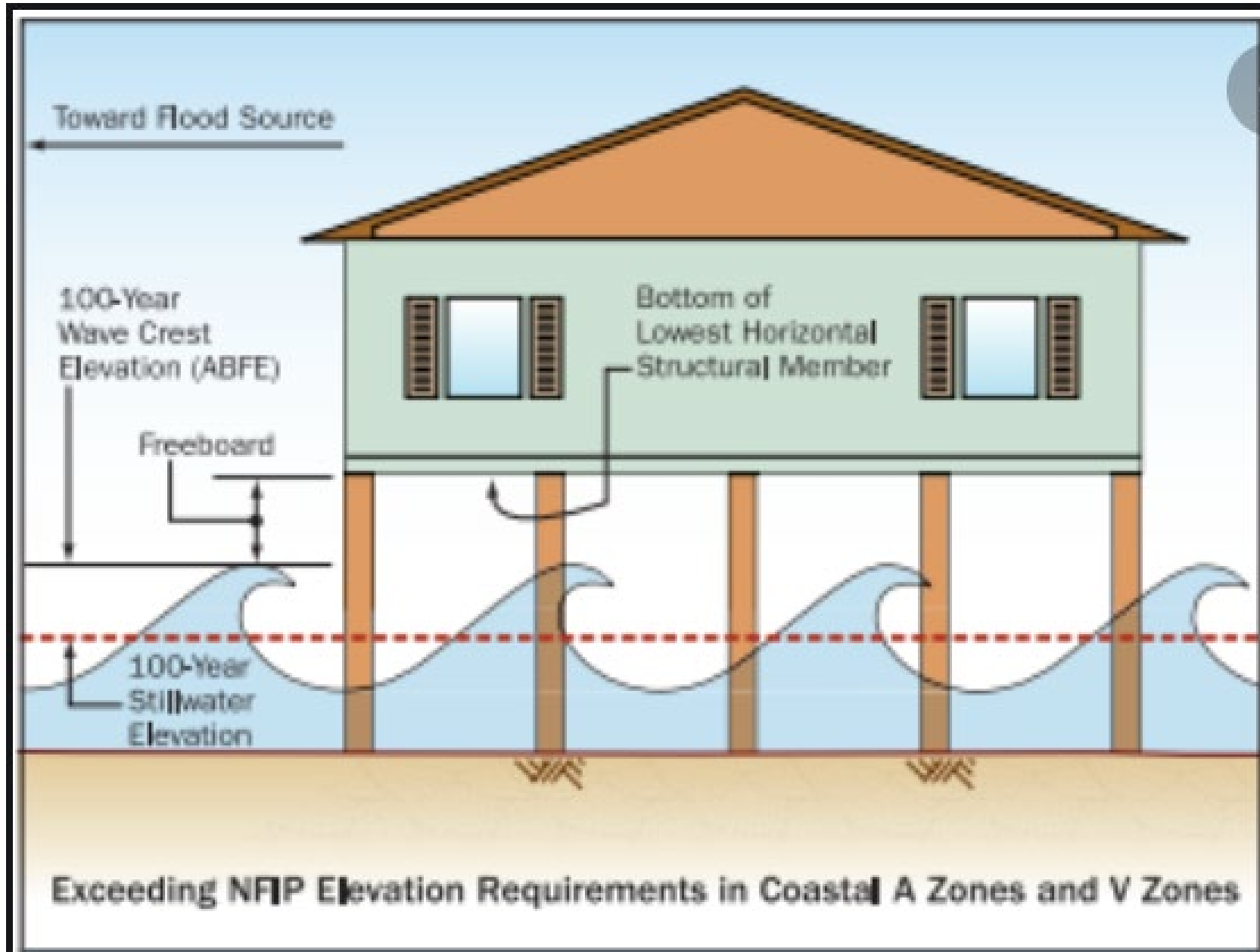
VE

Ordinance – Based on Flood Elevation

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written comments to:
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- Maps Identify:
 - Flood Zone – A or V
 - Base Flood Elevation (BFE)





2013 Community Assistance Visit (CAV)

- Audit Island County:
 - Building Permits/Flood Development Permits;
 - Processes and Procedures;
 - Floodplain Elevation Certificates;
 - And, ICC 14.02A Flood Damage Prevention Ordinance

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Compliance with FEMA Model Ordinance

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- Minor Edits, Updates, and Reorganizing Code
- Clear and Precise
- Reviewed by FEMA, State Dept. of Ecology, and IC Legal

Elevation Certificate Requirements

- To ensure compliance with ordinance and that structures are built to correct elevation, new code requires three (3) elevation certificates:
 - 1. With Submittal of construction drawings prior to review of the building permit application;
 - 2. During building construction, the applicant must submit a second elevation certificate as a prerequisite to scheduling an underfloor inspection or equivalent, and before vertical construction commences; and
 - 3. The applicant must submit a third elevation certificate prior to scheduling a final inspection.

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Code Compliance/ Enforcement

- 11 Non-compliant Properties from CAV;
- Civil vs Criminal Code Compliance/Enforcement Processes

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- Questions?

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Flood Development Permit (FDP) Process

- Verify if proposed project/development is within floodplain
 - Check Flood Zone and required Base Flood Elevation (BFE)
- If proposed development is a habitable enclosed structure, a FDP Pre-Application Conference is required
 - For example, Pre-App for new home:
 - Elevation Certificate, by surveyor, for parcel and grade adjacent to proposed structure
 - Building plans with proposed elevation of structure
 - Check for mechanical equipment and crawlspace venting if applicable
 - Habitat Assessment review

Flood Development Permit (FDP) Process

- Permits are applied for:
 - May require Shoreline Permit
 - Building Permit, can be submitted at same time as Shoreline but will not be issued until Shoreline is approved
 - First Elevation Certificate, on grade of parcel, is submitted with plans
 - Flood Development Permit (FDP)
 - Flood Habitat Assessment, to verify compliance with Endangered Species Act

Flood Development Permit (FDP) Process

- Building Permit/FDP issued
- Elevation should be flagged/marked on-site to ensure foundation is poured to appropriate elevation
- Elevation Certificate required prior to scheduling underfloor inspection and prior to framing/vertical construction
- Elevation Certificate required prior to scheduling a final inspection for a Certificate of Occupancy

Next Steps

- The proposed amendments and code update will be brought to the Planning Commission and Board of County Commissioners in accordance with the following schedule:
- July 26th – PC Workshop
- August 9th – PC Public Hearing to recommend to BOCC
- August 18th – BOCC Workshop
- September 7th– BOCC to adopt Planning Commission recommendation on updating ICC 14.02A

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