

Proposed Frequently Flooded Areas Code Amendment

Building Code Amendment

Amendment to Building Code requiring structures to be constructed two feet above base flood elevation:

19.00.025 International Building Code section amendments

Q. IBC section 1612.4.1, Lowest Flood Elevation, is added and reads:

For buildings in all structure categories located in the Coastal High Hazard Areas and Coastal A Flood Zones, the elevation of the lowest floor shall be a minimum of two feet above the base flood elevation, as determined from the applicable FEMA flood hazard map.

Development Code Amendment to Address Height Issues – Definition of Height

21.40.030 Height.

A. Height means the average vertical distance from the average level of the undisturbed soil of the site covered by a structure to the highest point of the structure. (See subsection (D) of this section for exceptions to this rule.)

B. “Average level” shall be determined by averaging elevations of the downward projections of the four corners of the smallest rectangle which will enclose all of the building, excluding a maximum of 30 inches of eaves. If a corner falls off the site, its elevation shall be the average elevation of the two points projected downward where the two sides of the rectangle cross the property line. (See subsection (D) of this section for exceptions to this rule.)

C. Accessory buildings that are attached to the main building by a breezeway, hallway, or other similar connection so that the accessory building is separated by 10 feet or less from the main building shall be considered to be part of the main building for purposes of determining the average level. For the purposes of this section, in order for an accessory building to be considered to be attached to and a part of the main building, the connecting structure must have a roof and be constructed of similar materials to both the main building and the accessory building so that it appears to be a unified and consistently designed building.

D. Height Exceptions.

1. ~~(Reserved)~~ For all properties located within the Coastal High Hazard Areas and Coastal A Flood Zones, height is measured from the elevation that is two feet above base flood elevation as identified from the applicable FEMA flood hazard map. ;

2. Church steeples;

3. Elevator penthouses, not to exceed 72 square feet in horizontal section, or three feet in height, for that portion above the height limit;

4. Chimneys, not to exceed nine square feet in horizontal section or more than three feet in height, for that portion above the height limit. In RM districts, chimneys shall be clustered. No multiple-flue chimney shall exceed 39 square feet in horizontal section. The first chimney shall not exceed nine square feet in horizontal section, and other chimneys shall not exceed six square feet in horizontal section;

5. Vent pipes not to exceed 18 inches in height above the height limit;

6. Standpipes not to exceed 30 inches in height above the height limit;

7. Solar energy installations not to exceed 36 inches in height above the height limit. Such an installation may be approved as a Type II staff decision if it is designed and located in such a way as to provide reasonable solar access while limiting visual impacts on surrounding properties; and

8. Replacement of existing rooftop HVAC equipment which exceeds the existing height limit, so long as the replacement equipment does not exceed the height of the existing equipment by more than 12 inches. The replacement equipment must have earned the Energy Star label. [Ord. 3866 § 1, 2011; Ord. 3728 § 2, 2009; Ord. 3654 § 1, 2007; Ord. 3569 § 2, 2005].