

Amendment to Skagit County Code 14.34.150(8)(c). Amendment is underlined.

(8) Construction Materials and Methods.

(a) Where construction occurs below the BFE, all new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage including, but not limited to, studs and wall plates, wall sheathing, insulation, interior wall finishes, exterior wall finishes or siding, etc.

(b) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

(c) Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated to a level of 1 foot above base flood elevation or located so as to prevent water from entering or accumulating within the components during conditions of flooding. Ducts that serve mechanical equipment shall be elevated and located so that the entire duct is at least one foot above the base flood elevation or located so as to prevent water from entering or accumulating within the ducts during conditions of flooding.

(d) Buildings utilizing crawl space construction, where any portion of the crawl space is below the grade on all sides, shall meet the following requirements as excerpted from FEMA Technical Bulletin 11-01, which is hereby adopted by reference:

(i) Crawl space construction is not permitted in V zones.

(ii) Crawl space construction is not permitted in zones A0 and A1-A30 where velocities exceed 5 feet per second, unless it can be shown through engineering analysis that the structural components will resist flotation, collapse and lateral movement from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

(iii) The interior grade of a crawl space must not be more than 2 feet below the lowest adjacent exterior grade.

(iv) The height of the crawl space, measured from the interior grade of the crawl space to the top of the foundation wall must not exceed 4 feet at any point. The height measured from the crawl space grade to the top of the next higher floor shall not exceed 5 feet at any point.

(v) There must be an adequate drainage system that removes floodwaters from the interior area of the crawl space, within a reasonable time, after a flood event.