
SUBSTITUTE HOUSE BILL 1963

State of Washington

56th Legislature

1999 Regular Session

By House Committee on Local Government (originally sponsored by Representatives Koster, Dunshee, O'Brien, Anderson, G. Chandler, Sump, Dunn, B. Chandler and Mulliken)

Read first time 03/02/1999.

1 AN ACT Relating to flood plain management; amending RCW 86.16.041;
2 and declaring an emergency.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 **Sec. 1.** RCW 86.16.041 and 1989 c 64 s 4 are each amended to read
5 as follows:

6 (1) Beginning July 26, 1987, every county and incorporated city and
7 town shall submit to the department of ecology any new flood plain
8 management ordinance or amendment to any existing flood plain
9 management ordinance. Such ordinance or amendment shall take effect
10 thirty days from filing with the department unless the department
11 disapproves such ordinance or amendment within that time period.

12 (2) The department may disapprove any ordinance or amendment
13 submitted to it under subsection (1) of this section if it finds that
14 an ordinance or amendment does not comply with any of the following:

15 (a) Restriction of land uses within designated floodways including
16 the prohibition of construction or reconstruction, repair, or
17 replacement of residential structures, except for: (i) Repairs,
18 reconstruction, or improvements to a structure which do not increase
19 the ground floor area; and (ii) repairs, reconstruction, or

1 improvements to a structure the cost of which does not exceed fifty
2 percent of the market value of the structure either, (A) before the
3 repair, reconstruction, or repair is started, or (B) if the structure
4 has been damaged, and is being restored, before the damage occurred.
5 Work done on structures to comply with existing health, sanitary, or
6 safety codes or to structures identified as historic places shall not
7 be included in the fifty percent determination. However, the floodway
8 prohibition in this subsection does not apply to existing farmhouses in
9 designated floodways that meet the provisions of subsection (3) of this
10 section;

11 (b) The minimum requirements of the national flood insurance
12 program; and

13 (c) The minimum state requirements adopted pursuant to RCW
14 86.16.031(8) that are applicable to the particular county, city, or
15 town.

16 (3) Repairs, reconstruction, replacement, or improvements to
17 existing farmhouse structures located in designated floodways shall be
18 permitted subject to the following:

19 (a) The new farmhouse is a replacement for an existing farmhouse on
20 the same farm site;

21 (b) There is no potential building site for a replacement farmhouse
22 on the same farm outside the designated floodway;

23 (c) Repairs, reconstruction, or improvements to a farmhouse shall
24 not increase the total square footage of encroachment of the existing
25 farmhouse;

26 (d) A replacement farmhouse shall not exceed the total square
27 footage of encroachment of the structure it is replacing;

28 (e) A farmhouse being replaced shall be removed, in its entirety,
29 including foundation, from the floodway within ninety days after
30 occupancy of a new farmhouse;

31 (f) For substantial improvements, and replacement farmhouses, the
32 elevation of the lowest floor of the improvement and farmhouse
33 respectively, including basement, is one foot higher than the base
34 flood elevation;

35 (g) New and replacement water supply systems are designed to
36 eliminate or minimize infiltration of flood waters into the system;

37 (h) New and replacement sanitary sewerage systems are designed and
38 located to eliminate or minimize infiltration of flood water into the
39 system and discharge from the system into the flood waters; and

1 (i) All other utilities and connections to public utilities are
2 designed, constructed, and located to eliminate or minimize flood
3 damage.

4 (4) Replacement home siting other than farmhouses must evaluate
5 flood depth, flood velocity, and flood-related erosion, in order to
6 identify a building site that offers the least risk of harm to life and
7 property.

8 (5) For all other residential structures located in a designated
9 floodway and damaged by flooding or flood-related erosion, the
10 department is authorized to assess the risk of harm to life and
11 property posed by the specific conditions of the floodway, and, based
12 upon scientific analysis of depth, velocity, and flood-related erosion,
13 may exercise best professional judgment in recommending to the
14 permitting authority, repair, replacement, or relocation of such
15 damaged structures. The effect of the department's recommendation to
16 allow repair or replacement of a flood-damaged residence within the
17 designated floodway is a waiver of the floodway prohibition.

18 (6) The department shall develop a rule or rule amendment guiding
19 the assessment procedures and criteria described in subsections (3),
20 (4), and (5) of this section no later than December 31, 1999.

21 (7) For the purposes of this section, "farmhouse" means a single-
22 family dwelling locating on a farm site where resulting agricultural
23 products are not produced for the primary consumption or use by the
24 occupants and the farm owner.

25 NEW SECTION. Sec. 2. This act is necessary for the immediate
26 preservation of the public peace, health, or safety, or support of the
27 state government and its existing public institutions, and takes effect
28 immediately.

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