

Chapter 15.04 FLOOD CONTROL

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4.010 Purpose.

(A) It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by methods and provisions designed for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- (4) Controlling filling, grading, dredging, and other development which may increase flood damage; and
- (5) Preventing or regulating the construction of flood barriers, which will unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 1, 1979).

15.04.020 Definitions.

(A) The following words and phrases shall be defined and given the meaning set forth below for the purpose of this chapter. Other words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and all interpretations shall be made as to give this chapter its most reasonable application.

“Alteration of watercourse” means any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

“Appeal” means a request for a review of the interpretation of any provision of this ordinance or a request for a variance.

“Area of special flood hazard” means the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A or AE. “Special flood hazard area” is synonymous in meaning with the phrase “area of special flood hazard”.

“ASCE 24” means the most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

“Base flood” means a flood having a one percent chance of being equaled or exceeded in any given year (also referred to as the “100-year flood”).

“Base flood elevation” means the elevation flood waters would reach during the ~~base 100~~ **base 400** year flood event.

“Basement” means any area of the building having its floor subgrade (below ground level) on all sides.

“Building”: See "Structure."

“Building Code” means the currently effective versions of the International Building Code and the International Residential Code adopted by the State of Washington Building Code Council.

“Breakaway wall” means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

“Critical Facility” means a facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials (including gas or liquid storage tanks principally above ground) and located within the area of special flood hazard.

“Elevation Certificate” means an administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

“Elevated Building” means, for insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

“Essential Facility” has the same meaning as “Essential Facility” defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.

“Existing Manufactured Home Park or Subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.

“Expansion to an Existing Manufactured Home Park or Subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

“Farmhouse” means a single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.

“Flood or Flooding” means:

- 1) A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a) The overflow of inland or tidal waters.
 - b) The unusual and rapid accumulation or runoff of surface waters from any source.
 - c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- 2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

“Flood elevation study” means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

“Flood insurance rate map (FIRM)” means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

~~“Flood insurance study” means the official report provided by the Federal Insurance Administration that includes flood profiles, the flood boundary-floodway map, and the water surface elevation of the base flood.~~

“Floodplain or flood-prone area” means any land area susceptible to being inundated by water from any source. See "Flood or flooding."

“Floodplain administrator” means the community official designated by title to administer and enforce the floodplain management regulations.

“Floodplain management regulations” means the zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction. “Flood proofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

~~“Floodproofing elevation” means the elevation one foot above the base flood elevation. Floodproofing shall conform with Federal Emergency Management Agency standards in effect at project vesting.~~

“Floodway” means the channel or portion of a watercourse and the adjacent land areas that must be reserved in order to discharge a base flood without cumulatively increasing the water surface elevation more than ~~a designated height one foot~~. Also referred to as “Regulatory Floodway.”

“Floodway fringe” means that portion of the area of special flood hazard exclusive of the floodway.

“Functionally dependent use” means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

“Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

“Historic structure” means any structure that is:

- 1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- 3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a) By an approved state program as determined by the Secretary of the Interior, or

b) Directly by the Secretary of the Interior in states without approved programs.

“Lowest floor” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building’s lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of RMC 15.04.130.

“Manufactured home” means a structure which is transportable in one or more sections, is built on a permanent chassis, and is designed for use with or without a permanent foundation when attached to the required utilities. The term does not include a recreational vehicle.

“Manufactured Home Park or Subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

“Mean Sea Level” means for purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

“New construction” means for the purposes of determining insurance rates, structures for which the “start of construction” commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, “new construction” means structures for which the “start of construction” commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

~~“New construction” means structures for which the “start of construction” commenced on or after the effective date of the ordinance codified in this chapter.~~

“New Manufactured Home Park or Subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

“One-hundred-year flood or 100-year flood”: See “Base flood.”

“Reasonably Safe from Flooding” means development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.

“Recreational vehicle” means a vehicle which is:

- (1) Built on a single chassis;
- (2) Four hundred square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling, but as a temporary living quarters for recreational, camping, travel, or seasonal use.

~~“Special Flood Hazard Area” means the area inundated with water during the 100-year flood event.~~

~~“Start of construction” includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.~~

~~“Start of construction” means the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings or any work beyond the grading and filling; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.~~

“Structure” means, for floodplain management purposes, a walled and roofed building or mobile home, including a gas or liquid storage tank, that is principally above ground.

“Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

“Substantial improvement” means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term

includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- 1) Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or
- 2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

~~"Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either:~~

~~(1) Before the improvement or repair is started; or~~

~~(2) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not the alteration affects the external dimensions of the structure.~~

~~"Substantial improvement" excludes:~~

~~(a) Any project for improvement of a structure to correct pre-cited existing violations of State or local health, sanitary, or safety code specifications which have been previously identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or~~

~~(b) Any alteration of structure listed on the National or State Register of Historic Places. (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 2, 1979).~~

"Variance" means a grant of relief by a community from the terms of a floodplain management regulation.

"Water surface elevation" means the height, in relation to the vertical datum utilized in the applicable flood insurance study of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

"Water Dependent" means a structure for commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

15.04.030 Lands to which this chapter applies.

(A) This chapter shall apply to all areas of special flood hazards within the jurisdiction of the city. (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 3, 1979).

15.04.040 Basis for establishing the areas of special flood hazard.

(A) The areas of special flood hazard identified by the Federal Insurance Administration and the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study for King County, Washington and Incorporated Areas," dated ~~May 16, 1995~~ August 19, 2020, and any revisions thereto, and by the Flood Insurance Rate Map entitled "FIRM (Flood Insurance Rate Map) for King County, Washington and Incorporated Areas," dated ~~May 16, 1995~~ August 19, 2020, and any revisions thereto, as the same relate to land within the current or future boundaries of the city, are adopted by this reference as if set forth in full and declared to be a part of this chapter. The Flood Insurance Study and Flood Insurance Rate Map are on file at the office of the Public Works Department, City Hall, 15670 NE 85th Street Redmond, Washington. ~~The best available information for flood hazard area identification as outlined in RMC 15.04.075 shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under RMC 15.04.075.~~ (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 1519 § 1 (part), 1989: Ord. 863 § 4, 1979).

15.04.045 Compliance with state Flood Control Zone Permit Program required – Administration by city.

(A) Pursuant to delegation of authority by the Washington State Department of Ecology, the city is charged with the responsibility of administering the Washington State Flood Control Zone Permit Program within the city. All development within the Special Flood Hazard Area, the boundaries of which are set forth in the official division of hydraulics map maintained within the Public Works Department of the city, shall comply with RCW Chapter [86.16](#), the state Flood Control Zone Act, and Chapter 508-60 of the Washington Administrative Code, the Permit Program Regulations. (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 1127 § 1, 1983).

15.04.050 Compliance.

(A) ~~All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.~~

~~No building permit or other development or land use permit or approval shall be granted that is not in compliance with the requirements of this chapter.~~ (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 5, 1979).

15.04.051 Penalties for Noncompliance

(A) ~~No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined in accordance with the enforcement provisions detailed in RMC 1.14 , and in addition shall pay~~

all costs and expenses involved in the case. Nothing herein contained shall prevent the City of Redmond from taking such other lawful action as is necessary to prevent or remedy any violation.

15.04.052 Abrogation and Greater Restrictions

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

15.04.060 Interpretation

In the interpretation and application of this ordinance, all provisions shall be:

- 1) Considered as minimum requirements;
- 2) Liberally construed in favor of the governing body; and,
- 3) Deemed neither to limit nor repeal any other powers granted under state statutes.

15.04.061 Warning and Disclaimer of Liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of Redmond, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

15.04.062 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.

~~15.04.060 Administration and enforcement.~~

15.04.063 Development Permit Required

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in RMC 15.04.040. The permit shall be for all structures including manufactured homes, as set forth in the "Definitions," and for all development including fill and other activities, also as set forth in the "Definitions."

15.04.064 Application for Development Permit

Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate 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:

- 1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate with Section B completed by the Floodplain Administrator.
- 2) Elevation in relation to mean sea level to which any structure has been floodproofed;
- 3) Where a structure is to be floodproofed, certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet floodproofing criteria in RMC 15.04.130;
- 4) Description of the extent to which a watercourse will be altered or relocated as a result of proposed development;
- 5) Where development is proposed in a floodway, an engineering analysis indication no rise of the Base Flood Elevation, and
- 6) Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

15.04.064 Designation of the Floodplain Administrator

(A) The Building Official is hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

~~(A) The Building Official shall administer and implement this chapter by granting, granting with conditions, or denying building permit applications in accordance with its provisions. Administration and enforcement of the provisions of this chapter shall be the same as provided in the Uniform Building Code.~~

(B) If nonstructural development is proposed in the Special Flood Hazard Area, Development Engineering shall issue a Clearing and Grading permit and inspect work to assure conformance with this chapter. (Ord. 2737 § 2 (part), 2014: Ord. 2729 § 2, 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 6, 1979).

15.04.070 Duties and responsibilities of the Building Official.

(A) Duties of the Building Official shall include, but not be limited to:

(1) Permit review, which shall involve the review of all applications for building permits to determine:

- (a) That the permit requirements of this chapter have been satisfied;
- (b) That all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required; ~~and~~
- (c) ~~That the proposed development is not located in the floodway.~~ If the proposed development is located in the floodway, to assure that the provisions of RMC 15.04.160 are met;
- (d). ~~That the site is reasonably safe from flooding; and~~
- (e). ~~Notify FEMA when annexations occur in the special flood hazard area.~~

15.04.075 Use of Other Base Flood Data (In A Zones)

~~When base flood elevation data has not been provided (in A zones) in accordance RMC 15.04.040, the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer RMC 15.04.090 through RMC 15.04.160.~~

~~-(2) Information to Be Obtained and Maintained.~~

- (a) Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required in this chapter, 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. Documentation of the actual elevation will be documented in the form of a FEMA Elevation Certificate.
- (b) For all new or substantially improved floodproofed structures where base flood elevation data is provided through the Flood Insurance Study, FIRM, or as required in this chapter:
 - (i) Obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed, and
 - (ii) Maintain the floodproofing certifications required in RMC [15.04.080](#) through [15.04.160](#).

~~(c) Certification required by RMC 15.04.160A~~

~~(d) Records of all variance actions, including justification for their issuance.~~

(e) Improvement and damage calculations.

(f) Maintain for public inspection all records pertaining to the provisions of this chapter forever.

(3) Notification of the alteration of watercourses and maintenance of flood-carrying capacity, consisting of the following:

(a) Notify adjacent communities and the State Departments of Ecology ~~and Fisheries~~, prior to any alteration or relocation of the Sammamish River, Bear Creek, Evans Creek and Lake Sammamish, and submit evidence of such notification to the Federal Insurance Administration; and

(b) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.

(4) Interpretation of FIRM Boundaries. Together with the technical committee, make interpretation where needed as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The technical committee shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, in making such interpretations in order to administer RMC [15.04.130](#) through [15.04.160](#). Any person contesting the location of the boundary shall be given thirty days to appeal the interpretation in writing to the board of adjustment or its successor. (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 1519 § 1 (part), 1989; Ord. 863 § 7, 1979).

(5) Review of Building Permits. Where elevation data is not available either through the FIS, FIRM, or from another authoritative source (see RMC 15.04.075), applications for floodplain development shall be reviewed to assure that proposed construction will be *reasonably safe from flooding*. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available.

(Failure to elevate habitable buildings at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.)

(6) Changes to the Special Flood Hazard Area.

1) If a project will alter the BFE or boundaries of the SFHA, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or boundaries of the SFHA would normally require a Letter of Map Change, then the project proponent shall initiate, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner

consistent with the approved CLOMR.

- 2) If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications.

15.04.080 General standards.

(A) In all areas of special flood hazards, the standards set forth in RMC [15.04.090](#) through [15.04.160](#) are required. (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 8 (part), 1979).

15.04.090 Anchoring.

(A) All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure **resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy**. Small structures not triggering a building permit also require anchoring.

(B) All manufactured and mobile homes shall be anchored to prevent flotation, collapse or lateral movement of the structure by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that:

- (1) Over-the-top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations, with mobile homes less than fifty feet long requiring one additional tie per side;
- (2) Frame ties be provided at each corner of the home with five additional ties per side; at intermediate points, with mobile homes less than fifty feet long requiring four additional ties per side;
- (3) All components of the anchoring system be capable of carrying a force of four thousand eight hundred pounds; and
- (4) Any additions to the mobile home be similarly anchored.

(C) An alternative method of anchoring involving a system designed to withstand a wind force of ninety miles per hour or greater may be permitted. Certification must be provided to the Building Official that this standard has been met. (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 8(1), 1979).

15.04.100 Construction materials and methods.

(A) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

(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 or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 1519 § 1 (part), 1989; Ord. 863 § 8(2), 1979).

15.04.105 Storage of Materials

(A) The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in special flood hazard areas.

(B) Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.

15.04.110 Utilities.

(A) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.

(B) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.

(C) On-site waste disposal systems are prohibited.

(D) Water wells shall be located on high ground that is not in the floodway. (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 8(3), 1979).

15.04.120 Subdivision proposals and Development.

(A) All subdivision, as well as new development proposals shall be consistent with the need to minimize flood damage;

(B) All subdivision, as well as new development proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;

(C) All subdivision, as well as new development proposals shall have adequate drainage provided to reduce exposure to flood damage; and

(D) Base flood elevation data shall be provided by the applicant for subdivision and short subdivision proposals and other proposed development which contain at least fifty lots or five acres (whichever is less). (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 8(4), 1979).

15.04.125 Specific Standards

(A) In all areas of special flood hazards where base flood elevation data has been provided as set forth in RMC 15.04.040, or RMC 15.04.075 the following provisions are required:

15.04.130 Residential construction.

(A) In AE or other A zones 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.

(B) 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.

(C) 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 all 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 architect or must meet or exceed the following minimum criteria:

(1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. Openings shall be installed in exterior and interior walls.

(2) The bottom of all openings shall be no higher than one foot above grade.

(3) Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.

(4) 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.

Alternatively, a registered engineer or architect may design and certify engineered openings.

(D) Projects developing in the Critical Aquifer Recharge Area are subject to additional requirement under RMC 13.07 Wellhead Protection.

(Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 1519 § 1 (part), 1989: Ord. 863 § 8(5), 1979).

15.04.140 Nonresidential construction.

(A) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of subsection 1 or 2, below.

1) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:

a) In AE zones or other A zoned areas where the BFE has been determined or can be reasonably obtained:

New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE, or elevated as required by ASCE 24, whichever is greater. Mechanical equipment and utilities shall be waterproofed or elevated at least one foot above the BFE, or as required by ASCE 24, whichever is greater.

b) If located in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.

c) 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 architect or must meet or exceed the following minimum criteria:

i) Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.

ii) The bottom of all openings shall be no higher than one foot above grade.

iii) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

iv) 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.

Alternatively, a registered engineer or architect may design and certify engineered openings.

2) If the requirements of subsection 1 are not met, then new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:

- a) Be dry floodproofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry floodproofed to the elevation required by ASCE 24, whichever is greater;
- b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in RMC 15.04.075.
- c) Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in RMC 15.04.130(C).

(B) Projects developing in the Critical Aquifer Recharge Area are subject to additional requirement under RMC 13.07 Wellhead Protection.

~~Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in RMC 15.04.130~~

~~(1) Be floodproofed to the floodproofing elevation. Floodproofing shall conform with Federal Emergency Management Agency (FEMA) standards in effect at project vesting.~~

~~(2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and~~

~~(3) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards or practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certificates shall be provided to the Building Official.~~
(Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 1519 § 1 (part), 1989; Ord. 863 § 8(6), 1979).

15.04.150 Manufactured homes.

(A) All manufactured homes to be placed or substantially improved on sites:

- (1) Outside of a manufactured home park or subdivision,
- (2) In a new manufactured home park or subdivision,
- (3) In an expansion to an existing manufactured home park or subdivision, or
- (4) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood;

shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately designed foundation system to resist flotation, collapse and lateral movement.

(B) Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions be elevated so that either:

- (1) The lowest floor of the manufactured home is elevated one foot or more above the base flood elevation, or
- (2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade and be securely anchored to an adequately designed foundation system to resist flotation, collapse, and lateral movement. (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 8(7), 1979).

15.04.155 Recreational vehicles.

Recreational vehicles placed on sites are required to either:

- (A) Be on the site for fewer than 180 consecutive days;
- (B) Be fully licensed and ready for highway use, on their wheels or jacking system, attached to the site only by quick-disconnect-type utilities and security devices, and have no permanently attached additions; or
- (C) Meet the requirements of RMC [15.04.150](#) and the elevation and anchoring requirements for manufactured homes. (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004).

15.04.156 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.

15.04.157 Appurtenant Structures (Detached Garages & Small Storage Structures)

For A Zones:

- 1) Appurtenant structures used solely for parking of vehicles or limited storage may be constructed such that the floor is below the BFE, provided the structure is designed and constructed in accordance with the following requirements:
 - a) Use of the appurtenant structure must be limited to parking of vehicles or limited storage;
 - b) The portions of the appurtenant structure located below the BFE must be built using flood resistant materials;
 - c) The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement;
 - d) Any machinery or equipment servicing the appurtenant structure must be elevated or floodproofed to or above the BFE;
 - e) The appurtenant structure must comply with floodway encroachment provisions in RMC 15.04.160(A);
 - f) The appurtenant structure must be designed to allow for the automatic entry and exit of flood waters in accordance with RMC 15.04.130.
 - g) The structure shall have low damage potential,
 - h) If the structure is converted to another use, it must be brought into full compliance with the standards governing such use, and
 - i) The structure shall not be used for human habitation.
- 2) Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in RMC 15.04.130.
- 3) Upon completion of the structure, certification that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

15.04.158 AE 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 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.

15.04.160 Floodway/floodway fringe.

(A) Special restrictions with respect to floodways and floodway fringe areas shall be as follows:

(1) Floodway. Located within areas of special flood hazard established in RMC [15.04.040](#) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following are not permitted in the floodway: structures, developments, or landfills, other than for shoreline protective structures, bridges, roads, trails, and railroads.

(A) No Rise Standard

Prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.

(B) All Other Building Standards Apply in the Floodway

If subsection (A) of RMC 15.04.160 is satisfied all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of RMC 15.04.

(2) Floodway Fringe Restrictions. The following are not permitted in a floodway fringe:

(a) Except in areas designated "urban environment" in the Redmond shoreline master program, any structure, development or landfill which would: reduce the natural floodwater storage capacity of the area of special flood hazard; pollute or contribute materially to the turbidity of floodwater at the base flood stage; significantly change the existing base flood hydraulic characteristics, or alter the temperature characteristics of the water body unless an improvement in fish habitats would result.

(b) Any residential structure which is not fully protected from water damage at the base flood elevation by having the lowest floor raised at least one foot above the base flood elevation.

(c) Any nonresidential structure which does not meet the elevation or floodproofing requirements for non-residential or critical facilities standards of this chapter. (Ord. 2737 § 2 (part), 2014: Ord. 2202 § 1 (part), 2004: Ord. 863 § 9, 1979).

15.04.170 Critical Facilities

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the SFHA (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the BFE shall be provided to all critical facilities to the extent possible.

Attachment B: Redmond Frequently Areas (Specail Flood Hazard Areas) Map

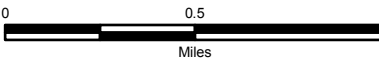


Frequently Flooded Areas

Critical Areas Map

City of Redmond, Washington

Effective: 05/28/2005



100 Year Floodplain

FEMA Floodway

City Limi



Park and Open Space

Water



Disclaimer: This map is created and maintained by GIS Services Group, Finance and Information Services, City of Redmond Washington, for reference purposes only.

The City makes no guarantee as to the accuracy of the features shown on this map

Data Source:
FEMA Flood Insurance Rate Map

Note:
This map shall be used as a general guide. It represents approximate locations. Consult the Critical Areas Ordinance (CAO) for reporting requirements.
In the event there is a conflict between the map and the criteria or standards of the CAO, the criteria shall prevail.

le Name: \\redmond.man\fs\GISUser\GIS\GIServices\Project\GIServices\RedmondGowWebsite\03GIS\FrequentlyFloodedAreas_11x17.mxd

Attachment C: Notification Letter From FEMA



Federal Emergency Management Agency

Washington, D.C. 20472

RECEIVED

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-I

FEB 25 2020

MAYOR'S OFFICE
CITY OF REDMOND

February 19, 2020

The Honorable Angela Birney
Mayor, City of Redmond
15670 Northeast 85th Street
Redmond, Washington 98052

Community: City of Redmond,
King County,
Washington
Community No.: 530087
Map Panels Affected: See FIRM Index

Dear Mayor Birney:

On August 28, 2013, you were notified of proposed modified flood hazard determinations (FHDs) affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of Redmond, King County, Washington. The statutory 90-day appeal period that was initiated on September 11, 2013, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed FHDs for your community in the *Seattle Times*, has elapsed.

FEMA received no valid requests for changes in the FHDs. Therefore, the determination of the Agency as to the FHDs for your community is considered final. The final FHDs will be published in the *Federal Register* as soon as possible. The modified FHDs and revised map panels, as referenced above, will be effective as of August 19, 2020, and revise the FIRM that was in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated above and on the map and must be used for all new policies and renewals.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the 1968 Act, as amended, within 6 months from the date of this letter. Prior to August 19, 2020, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(d) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations, apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(d);

2. Adopting all the standards of Paragraph 60.3(d) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(d).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the 1973 Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. For information about your CCO, please contact:

Dwight (Ted) Perkins
Regional Engineer, FEMA Region 10
130 – 228th Street, S.W.
Bothell, Washington 98021 – 8627
(425) 487- 4684

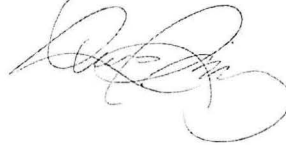
To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment (LOMAs), Letters of Map Revision (LOMRs)) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Area as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA in Bothell, Washington, at (425) 487- 4600 for assistance. If you have any questions concerning

mapping issues in general or the enclosed Summary of Map Actions, please call our FMIX at the number shown above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the NFIP*, *Use of Flood Insurance Study (FIS) Data as Available Data*, *Frequently Asked Questions Regarding the Effect that Revised Flood Hazards have on Existing Structures*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <https://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Enclosure:

Final Summary of Map Actions

cc: Community Map Repository
Seethu Babu, Senior Stormwater Engineer, City of Redmond
David Radabaugh, CFM, NFIP State Coordinator, Washington Department of Ecology
Jerry Franklin, Washington Risk MAP Coordinator, Washington Department of Ecology

FINAL SUMMARY OF MAP ACTIONS

Community: REDMOND, CITY OF

Community No: 530087

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on August 19, 2020.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR	08-10-0762P	03/08/2010	STAGE 2	53033C0390G	53033C0386H
LOMR	16-10-0139P	05/25/2016	BEAR CREEK REHABILITATION PROJECT, STAGE 2	53033C0390G	53033C0367G 53033C0386H

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

FINAL SUMMARY OF MAP ACTIONS

Community: REDMOND, CITY OF

Community No: 530087

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	94-RX-0025	01/14/1994	18680 NE 95TH STREET	53033C0041D	53033C0390H
LOMA	99-10-384A	05/24/1999	AVONDALE GREEN, LOT 14 & PORTION OF TRACT B-4 -- 18115 NE 91ST COURT	53033C0390G	53033C0386H
LOMR-F	00-10-226A	03/15/2000	SAMMAMISH WATERWAY CONDOMINIUMS, BLDG 2 -- 7370 NORTH LAKE SAMMAMISH PKWY NE	53033C0370F	53033C0367G
LOMA	01-10-218A	05/02/2001	LAKE VILLAS, BLDG. E -- 17452 NE 40TH PLACE	53033C0390G	53033C0390H
LOMA	04-10-0639A	10/13/2004	AVONDALE GREEN, LOT 10 -- 18102 NE 91ST COURT	53033C0390G	53033C0386H
LOMA	05-10-0852A	09/29/2005	PORTION OF GOVT 3 SECTION 19, T25N, R6E, W.M.-3406 WEST LAKE SAMMAMISH PARKWAY NE	53033C0390G	53033C0390H
LOMR-F	07-10-0086X	11/14/2006	TONY ROMA'S & VALLEY SUPPLY SITES -- CLEVELAND STREET, REDMOND WAY & 160TH PLACE NE	53033C0370F	53033C0367G
LOMR-F	07-10-0507A	06/05/2007	Vacated 160TH AVENUE NE	53033C0370F	53033C0367G
LOMR-F	07-10-0371A	06/26/2007	6067 EAST LAKE SAMMAMISH PARKWAY NE -- Lot 1, Boundary Line Adjustment No. 01-007	53033C0390G	53033C0386H
LOMR-F	07-10-0576A	08/30/2007	A portion of Redmond Center, Bldgs A/C, D, E, G - P, and Rec Building	53033C0370F	53033C0367G
LOMR-F	09-10-0230A	04/07/2009	CITY OF REDMOND BLA LLR 90-01, LOTS 1 & 2 & REDMOND CENTER, LOTS 5, 7, 20, 27-31	53033C0370F	53033C0367G
LOMA	09-10-0671A	05/29/2009	14950 NW 95TH STREET	53033C0370F	53033C0367G
LOMR-F	10-10-0254A	01/07/2010	LOTS 1,2, 3, 7, 28, 29, 30, AND 31 BLOCK 2 & 11, REDMOND CENTER	53033C0370F	53033C0367G
LOMA	10-10-1209A	10/21/2010	LOT 1, REDMOND SHORT PLAT NO. 80-3 -- 8531 152ND AVENUE NE	53033C0370F	53033C0367G
LOMA	12-10-0357A	12/22/2011	LOT 25, PLAT OF VIEW POINT -- 2006 WEST LAKE SAMMAMISH PARKWAY NORTHEAST	53033C0390G	53033C0390H
LOMA	12-10-1244A	08/07/2012	LOT 24 & A PORTION OF LOT 25, REDMOND CENTER	53033C0370F	53033C0367G

FINAL SUMMARY OF MAP ACTIONS

Community: REDMOND, CITY OF

Community No: 530087

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	13-10-0240A	12/27/2012	BUILDING C, FAIRWEATHER CONDOMINIUM -- 17522-17544 NORTHEAST 38TH COURT	53033C0390G	53033C0390H
LOMR-F	13-10-0431A	05/09/2013	BUILDINGS 1-6, SAMMAMISH WATERWAY CONDOMINIUM, PHASES I-III	53033C0370F	53033C0367G
LOMR-FW	14-10-0819A	02/18/2014	LOT 1, REDMOND CENTER -- 8397 158TH AVENUE NORTHEAST	53033C0370F	53033C0367G
LOMA	14-10-1312A	06/03/2014	14920, 14930, AND 14940 NORTHEAST 95TH STREET (BUILDINGS 1, 2, 4)	53033C0360G 53033C0370F	53033C0359H 53033C0367G
LOMR-F	15-10-0139A	12/09/2014	MEADOWVIEW VILLAGE AT RIVERTRAIL PHASES 1-5 -- MULTIPLE ADDRESSES	53033C0370F 53033C0390G	53033C0367G 53033C0386H
LOMA	15-10-0275A	12/11/2014	LOT 1, SHORT PLAT NO. SPL 90-0014 -- 8550 160TH AVENUE NORTHEAST	53033C0370F	53033C0367G
LOMA	15-10-0318A	12/09/2014	MEADOWVIEW VILLAGE AT RIVERTRAIL PHASES 1-5 -- MULTIPLE ADDRESSES	53033C0370F 53033C0390G	53033C0367G 53033C0386H
LOMR-F	15-10-1251A	08/06/2015	WINDWOOD VILLAGE AT RIVERTRAIL, PHASES 1-10, UNITS 1-79 -- NE 95TH WAY	53033C0370F	53033C0367G
LOMA	16-10-0555A	04/29/2016	VIEW POINT, TRACT 23 -- 2020 WEST LAKE SAMMAMISH PARKWAY NE	53033C0390G	53033C0390H
LOMA	16-10-0970A	04/29/2016	Lot 11, - NE 95th Street	53033C0370F	53033C0367G
LOMA	16-10-1048A	05/18/2016	9449 151st Avenue NE	53033C0370F	53033C0367G
LOMA	16-10-1125A	06/01/2016	9345 151st Avenue NE	53033C0370F	53033C0367G
LOMA	16-10-1027A	06/22/2016	REDMOND CENTER, LOT 33 -- 8301 161ST AVENUE NE	53033C0390G	53033C0367G
LOMR-FW	16-10-1166A	08/22/2016	RIVERWALK AT REDMOND, A CONDOMINIUM, BUILDING A -- 15829 LEARY WAY	53033C0370F	53033C0367G
LOMA	17-10-0415A	01/17/2017	SECTION 2, T25N, R5E -- 8709 161ST AVENUE NE	53033C0370F 53033C0390G	53033C0367G
LOMA	17-10-1119A	05/15/2017	7480 West Lake Sammamish Pkwy NE	53033C0370F	53033C0367G
LOMA	18-10-1650A	10/26/2018	BEAR CREEK BOUNDARY LINE ADJUSTMENT, PARCEL 1 -- 15806 BEAR CREEK PARKWAY	53033C0370F	53033C0367G

FINAL SUMMARY OF MAP ACTIONS

Community: REDMOND, CITY OF

Community No: 530087

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	19-10-0525A	04/02/2019	SECTION 1, T25N, R5E -- 17634 UNION HILL ROAD	53033C0390G	53033C0386H
LOMA	20-10-0113A	11/15/2019	Lot 2, Short Plat No. SS-81-11 Subdivision - 14810,-16,-18,-22,-24, 14828 NE 95th Street	53033C0370F	53033C0367G
LOMA	20-10-0102A	01/21/2020	WILLOWS NORTHWEST BSP, LOTS 1 & 2 -- 14935 & 14963 NE 95TH STREET	53033C0370F	53033C0367G

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

FINAL SUMMARY OF MAP ACTIONS

Community: REDMOND, CITY OF

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3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
102	93-10-016P	04/28/1994	BEAR CREEK	4
102	95-10-041P	07/05/1995	HOME DEPOT SITE	4
102	95-10-023P	07/12/1995	FLOODWAY REVISION	1
LOMA	96-10-017A	02/08/1996	SAMMAMISH WATERWAY CONDOMINIUMS, BUILDINGS 1-6	6
102	00-10-224P	06/12/2000	RAILROAD & W. LAKE SAMMAMISH PKWY CENTERLINE CORRECTIONS	4
LOMR-F	06-10-B392A	11/02/2006	TONY ROMA'S & VALLEY SUPPLY SITES -- CLEVELAND STREET, REDMOND WAY & 160TH PLACE NE	6
LOMR-F	09-10-0951A	11/03/2009	Lots 1,2, 3, 7, 28, 29, 30, and 31 Block 2 & 11, Redmond Center	6
LOMR-F	10-10-0157X	11/24/2009	Lots 1,2, 3, 7, 28, 29, 30, and 31 Block 2 & 11, Redmond Center	6

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

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4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		