

# **Code Changes to Adopt Updated FEMA Floodplain Maps**

City of Tacoma

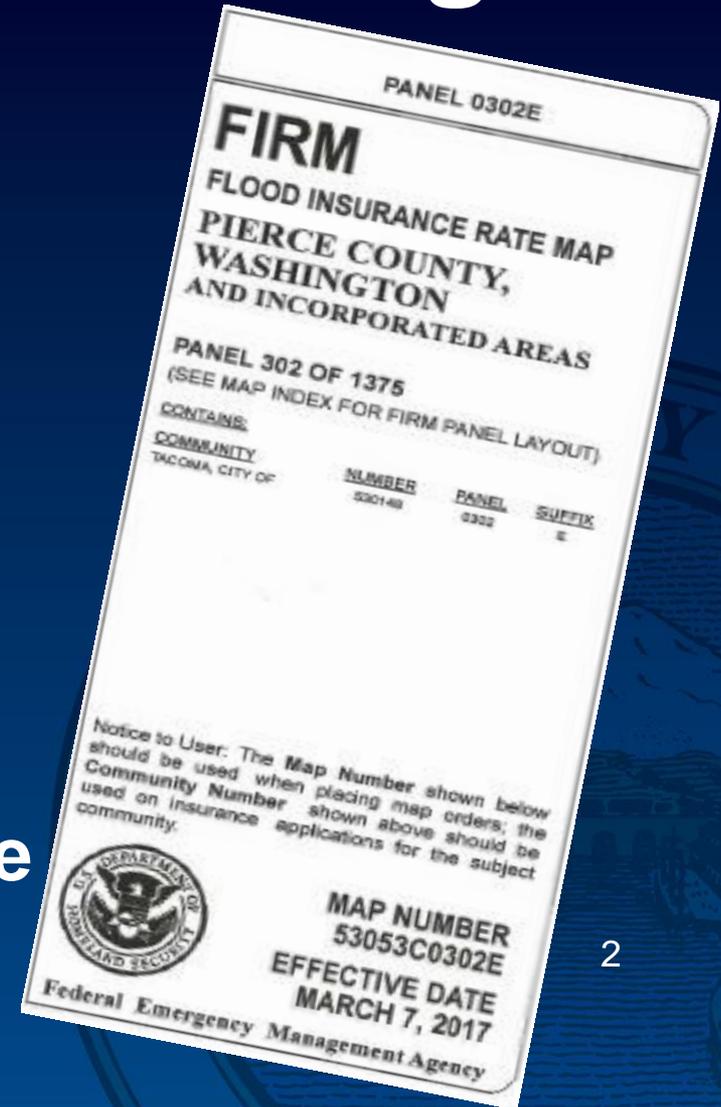
Planning and Development Services

**Infrastructure, Planning and Sustainability  
Committee Presentation  
February 8, 2017**

A faint, circular seal of the City of Tacoma is visible in the background on the right side of the slide. The seal features a harbor scene with a ship and mountains in the distance, surrounded by the text "CITY OF TACOMA" and "1875".

# FEMA Regulation Changes

- 12/19/14– Preliminary FIRMs issued
- 4/2015 – Public Workshops
- 7/2015 – Proposed FIRMS published
- 9/2016– Letter of final determination
- 3/7/17– FIRMs effective date

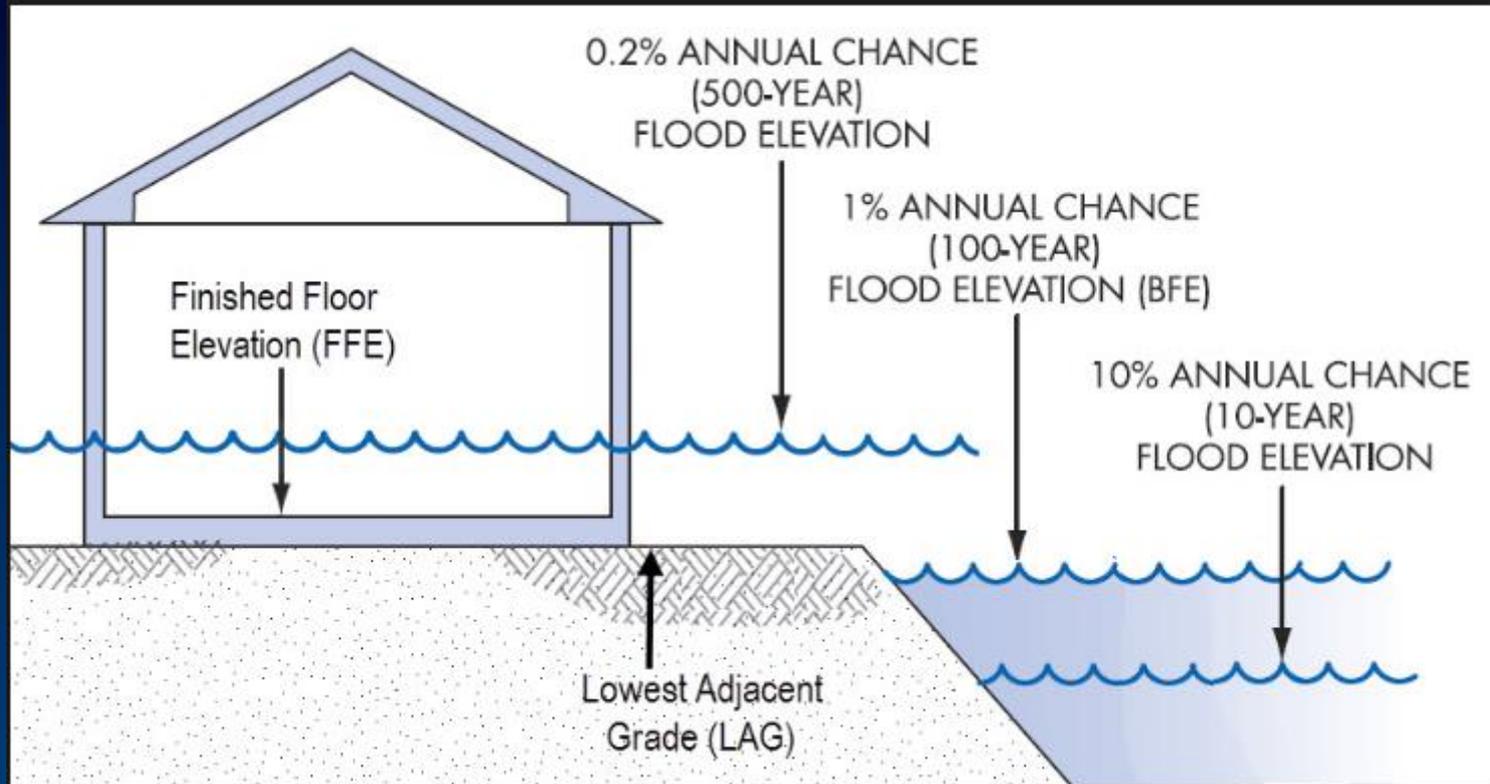


# Flood Maps

- **FIRM maps identify areas subject to inundation by the base (1%) flood**
- **NFIP uses FIRMs to establish flood insurance rates**



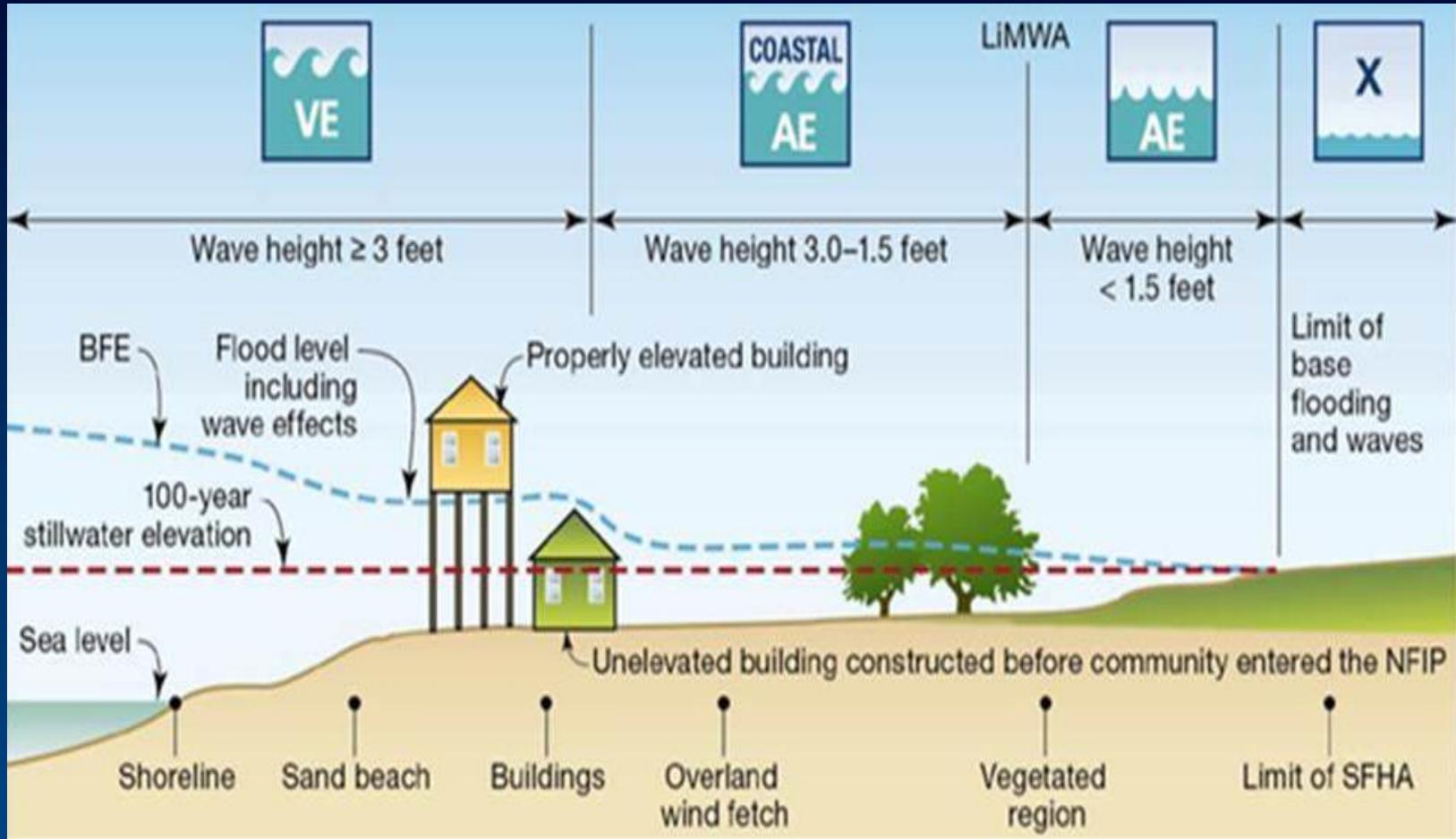
# Base Flood Elevation



# Tacoma's Flood Regulations

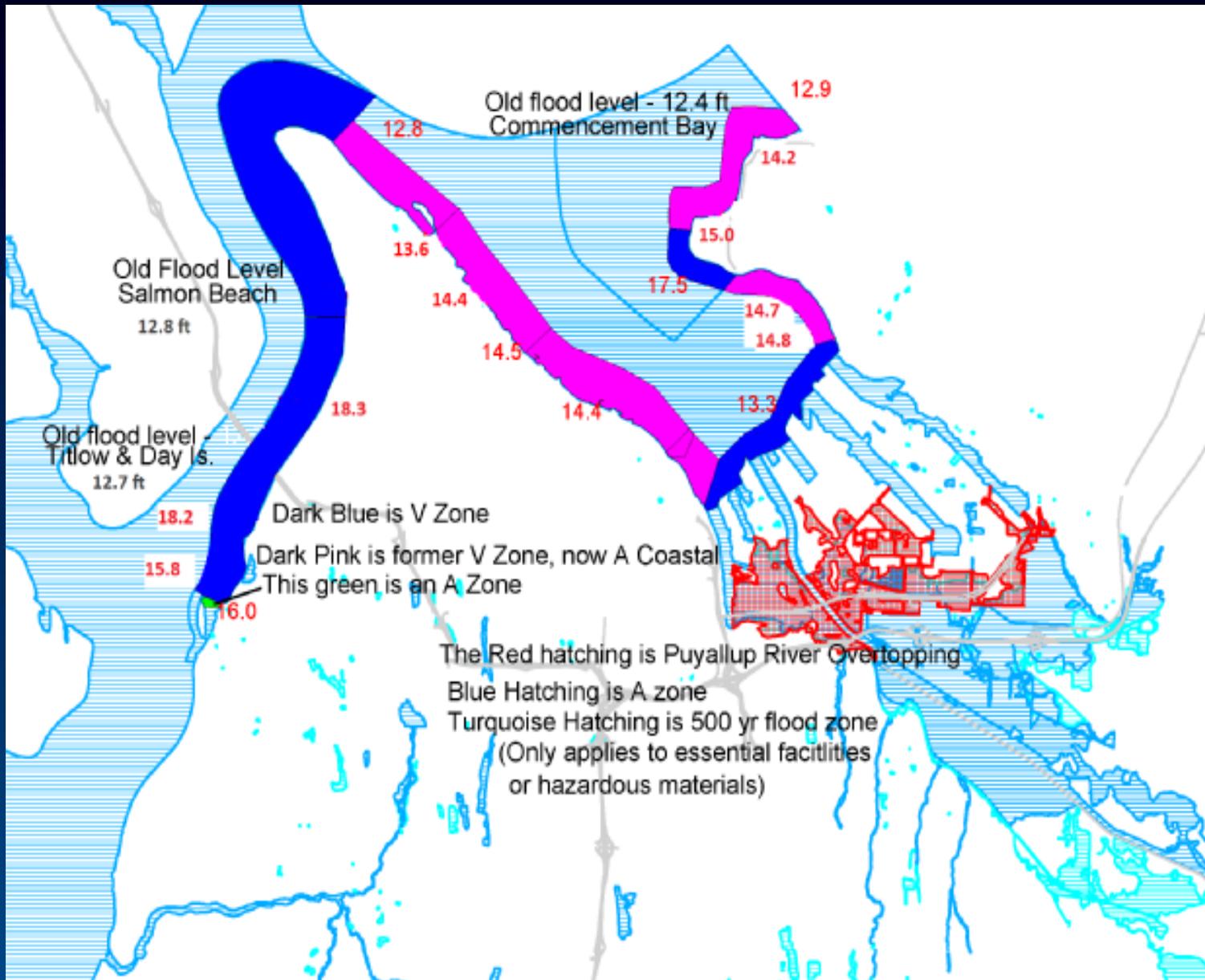
- 1987– City of Tacoma adopts 1983 FIRM maps
- 2005 – Letter of agreement with FEMA to regulate with maps from 2004 study
- 2007 – City of Tacoma effectively adopts maps from 2007 study
- 2016 – City adopts International Code Provisions for flood hazards

# Types of Flood Zones



# Map Changes from 2007 to 2017

- Higher BFEs in coastal areas
- Zones changing from V to A
- Puyallup Levee Overtopping layer not included
- LOMAs included



# Ordinance Changes TMC

## Chapter 2.02

- Chapter 2.02.185 –  
International Building Code
- Chapter 2.02.590 International  
Residential Code Table R301.2

# Community Outreach

- FEMA Outreach
  - Public Workshops
- City of Tacoma
  - Postcard Notifications
  - Tacomapermits.org
  - GovME map updates

<b>TACOMA PERMITS</b> CITY OF TACOMA Planning & Development Services Department 747 Market St, Room 345   Tacoma, WA 98402		<b>PUBLIC NOTICE</b>
<b>Applicant:</b> JON GRAVES ARCHITECTS & PLANNERS, PLLC 3110 Ruston Way, Suite E Tacoma, WA 98402	<b>Location:</b> 1009 MARTIN LUTHER KING JR, Parcel 2010210030	<b>Documents to Evaluate:</b> Plan, Hilltop Subarea Pla
<b>Application No.:</b> LU17-0010	<b>Proposal:</b> Design variance to the mass reduction - upper floor street-front step-backs standard as applicable to the proposed MLK Mixed Use project, a 250 unit mixed use building with underground parking garage.	<b>Studies Requested:</b> Des
<b>Comments Due:</b> 2/9/2017	<b>Staff Contact:</b> Shirley Schultz, Principal Planner, 747 Market St, Room 345, (253) 591-5121, shirle	<b>Other Required Permits:</b> Work Order
For further information regarding the proposal, log onto the website at <a href="http://tacomapermits.org">tacomapermits.org</a> and select "Public Notices". The case file may be viewed in Planning and Development Services, 747 Market Street, Rm 345.		<b>Applicable Regulations:</b> Zoning and Land Use. TH TMC13.06.645.B.4 Desig
Environmental Review: Per SEPA WAC197-11-600 the City will be adopting the Hilltop Subarea Plan a regarding this EIS, contact the staff person above.		A final decision on the propo summary of the final decision. A complete copy of the final copy or to those who have c included with both the summ

 To request this information in an alternative format, please contact Planning and at (voice) 253-591-5030. TTY or STS users please dial 711 to connect to

# Schedule

- February 2, 2017 – BOBA review
- February 8, 2017 – IPS review
- February 14, 2017– 1<sup>st</sup> reading of ordinance
- February 21, 2017– 2nd reading of ordinance
- March 3, 2017– City code changes become effective
- March 7, 2017 – FEMA FIRM map changes become effective

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