



City of Westport

Building Department

Flood Resistant Construction Requirements

The City of Westport participates in the National Flood Insurance Program and the Community Rating System. The City of Westport Municipal Code requires all new construction, substantially improved structures, repair of substantially damaged structures, installation of electrical, heating, ventilation, plumbing and air conditioning equipment to comply with the regulations specified. The Municipal Code includes adopted building codes, adopted appendices, state and local amendments.

Westport Municipal Code: Chapter 15.12 Flood Damage Prevention See Sections 15.19.190 through 15.12.230 for general requirements. For specific requirements contact the Building dept.

2009 International Building Code

- Section 110.3.3 “In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certificate required inspection of Section 1612.5 shall be submitted to the Building Official.”
- Section 1612.1 “Within flood hazard areas as established in Section 1612.3, all new construction of buildings, structures and portions of buildings and structures, including substantial improvement and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads.”
- Section 1612.5 “The following documents shall be prepared and sealed by a registered design professional and submitted to the Building Official:
 1. For construction in flood hazard areas not subject to high-velocity wave action:
 - 1.1 The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Section 110.3.3.
 - 1.2 For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.6.2.1 of ASCE24, *construction documents* shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.6.22 of ASCE 24.
 - 1.3 For dry flood proofed nonresidential buildings, *construction documents* shall include a statement that the dry flood proofing is designed in accordance with ASCE24.”

2009 International Residential Code

- Section R322.2.1 Buildings and structures in flood hazard areas not designated as Coastal A Zones shall have the lowest floors elevated to or above the design flood elevation. Basement floors that are below grade on all sides shall be elevated to or above the design flood elevation.
- Section M1401.5. In areas prone to flooding...heating and cooling equipment and appliances shall be located or installed in accordance with Section R322.1.6
- Section R322.1.6. Exception: Locating electrical systems, equipment and components, heating, ventilating, air conditioning; ...duct systems; and other service equipment is permitted below the elevation required in Section R322.2 provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy...

2009 International Mechanical Code

- Section 301.13 “For structures located in flood hazard areas, mechanical systems, equipment and appliances shall be located at or above the design flood elevation.”
- Exception: Mechanical systems, equipment and appliances are permitted to be located below the design flood elevation provided that the systems are designed and installed to prevent water from entering or accumulating within their components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation and shall comply with the flood-resistant construction requirements of the International Building Code.”

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2009 International Fuel Gas Code

- Section 301.11 “For structures located in flood hazard areas, the appliance, equipment and system installations regulated by this code shall be located at or above the design flood elevation and shall comply with the flood-resistant construction requirements of the *International Building Code*.”
- Exception: “The appliance, equipment and system installations regulated by this code are permitted to be located below the design flood elevation provided that the systems are designed and installed to prevent water from entering or accumulating within their components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation and shall comply with the flood-resistant construction requirements of the International Building Code.”

2009 Uniform Plumbing Code

- Section 301.3 “Plumbing systems shall be located above the design flood elevation.”

Exception: “Plumbing systems are permitted to be located below the design flood elevation provided that the systems are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation.”

Project Design & Plan Submittal Requirements for Installation permits:

1. All new construction and substantial improvements to existing residential structures, including mechanical equipment, ductwork & plumbing systems, shall be elevated a minimum of one foot above the design flood elevation. Design flood elevation for Westport varies depending on the flood Zone you are located within.
2. All new construction and substantial improvements to existing commercial or industrial structures, including mechanical equipment, ductwork & plumbing systems, shall be elevated a minimum of one foot above the design flood elevation or flood proofed. Flood proofing shall be designed by a qualified, Washington State licensed Structural Engineer.
3. The City of Westport permits installation of new or replacement mechanical equipment, such as an outdoor condensing unit for an existing structure, below the design flood elevation.
 Exception: New ductless mini split heat pumps shall be installed one foot or higher above the design flood elevation.

Building, Plumbing & Mechanical permits for the above installations are obtained through the City Building Department.

4. New installations of propane or fuel oil tanks to an existing developed property shall be installed with proper clearances listed in the International Fire Code.
 - a. The tanks shall be installed above the design flood elevation or
 - b. Installed below the design flood elevation provided that the systems are installed to prevent water from entering or accumulating within their components, constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation.
 1. One method to secure a tank is to anchor it to a large concrete slab whose weight is great enough to resist the force of flood waters.
 2. A second method is to anchor the tank by installing straps over the tank and securing them with ground anchors sufficient to prevent floatation.
 - c. Obtain installation permit applications in Building Department. Building & Fire Department personnel will review the plans, and when approved, the Building Department will issue a permit.

Site location _____ Flood Hazard Zone _____

Substantial Improvement ___ New Construction ___ Residential ___ Commercial / Industrial ___

Received by _____ Property owner ___ Contractor ___

City staff issuing permit _____ Date _____