

CITY OF SUMAS

2021 FLOODPLAIN REGULATIONS AMENDMENTS

15.20.250 Frequently flooded areas.

A. Designation. Frequently flooded areas shall include those areas mapped by the Federal Emergency Management Agency (FEMA) as being within the one-hundred-year floodplain as shown on the adopted flood insurance rate maps prepared by FEMA. Such areas are also referred to as areas of special flood hazard.

B. Regulation. Development within frequently flooded areas shall be pursuant to the flood damage prevention ordinance now codified as Chapter 14.30.

C. Notification. All documents recorded with the county auditor in conjunction with subdivisions or other developments approved within frequently flooded areas shall include the following notification:

This property is located in an area that may be subject to inundation by floodwaters. For further information regarding this hazard, contact the Federal Emergency Management Agency, the Whatcom County Emergency Management Division or the City of Sumas.

D. Residential construction. Except where authorized below, new residential construction shall not utilize slab-on-grade construction, but shall utilize alternative construction methods intended to minimize impacts to flood storage volumes. The Building Official may permit slab-on-grade construction where construction using foundation walls and flood vents is not feasible, such as in situations where the base flood elevation at the site is less than one foot above the existing grade. The limitation set forth in this subsection shall be in addition to, and shall not supersede, all requirements established in chapter 14.30 SMC, Flood Damage Prevention.