


Code Changes to Adopt Updated FEMA Floodplain Maps

City of Tacoma

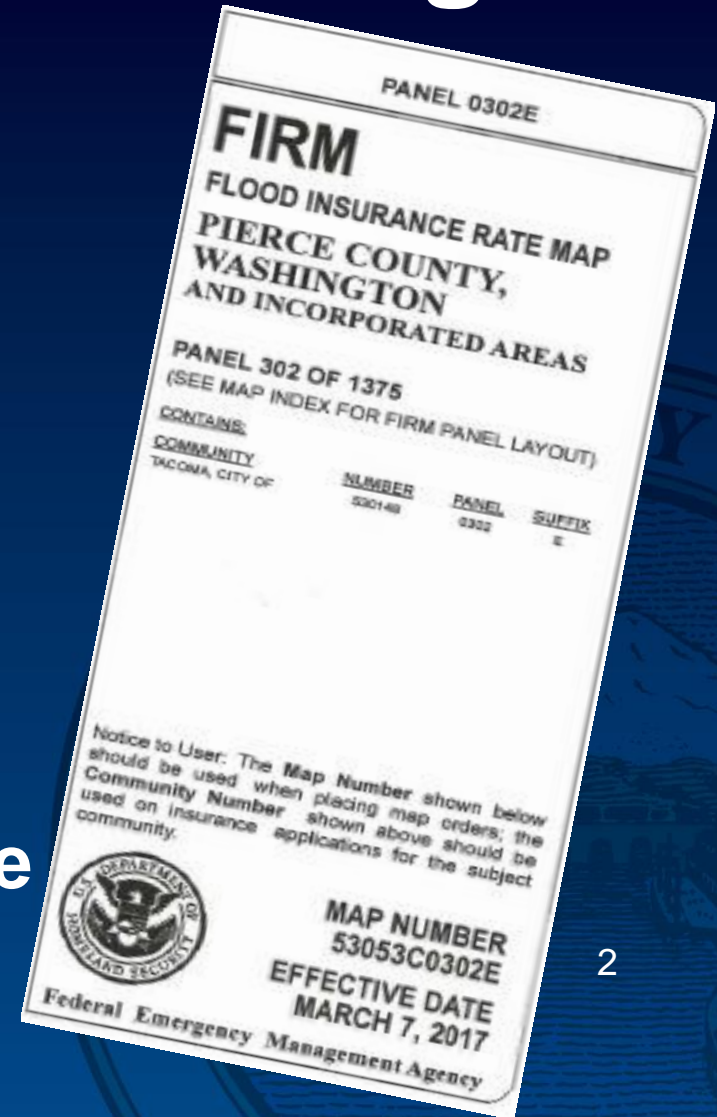
Planning and Development Services

**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 central illustration of a harbor with several sailing ships and a mountain range in the distance. The text "CITY OF TACOMA" is partially visible around the top edge of the seal.

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

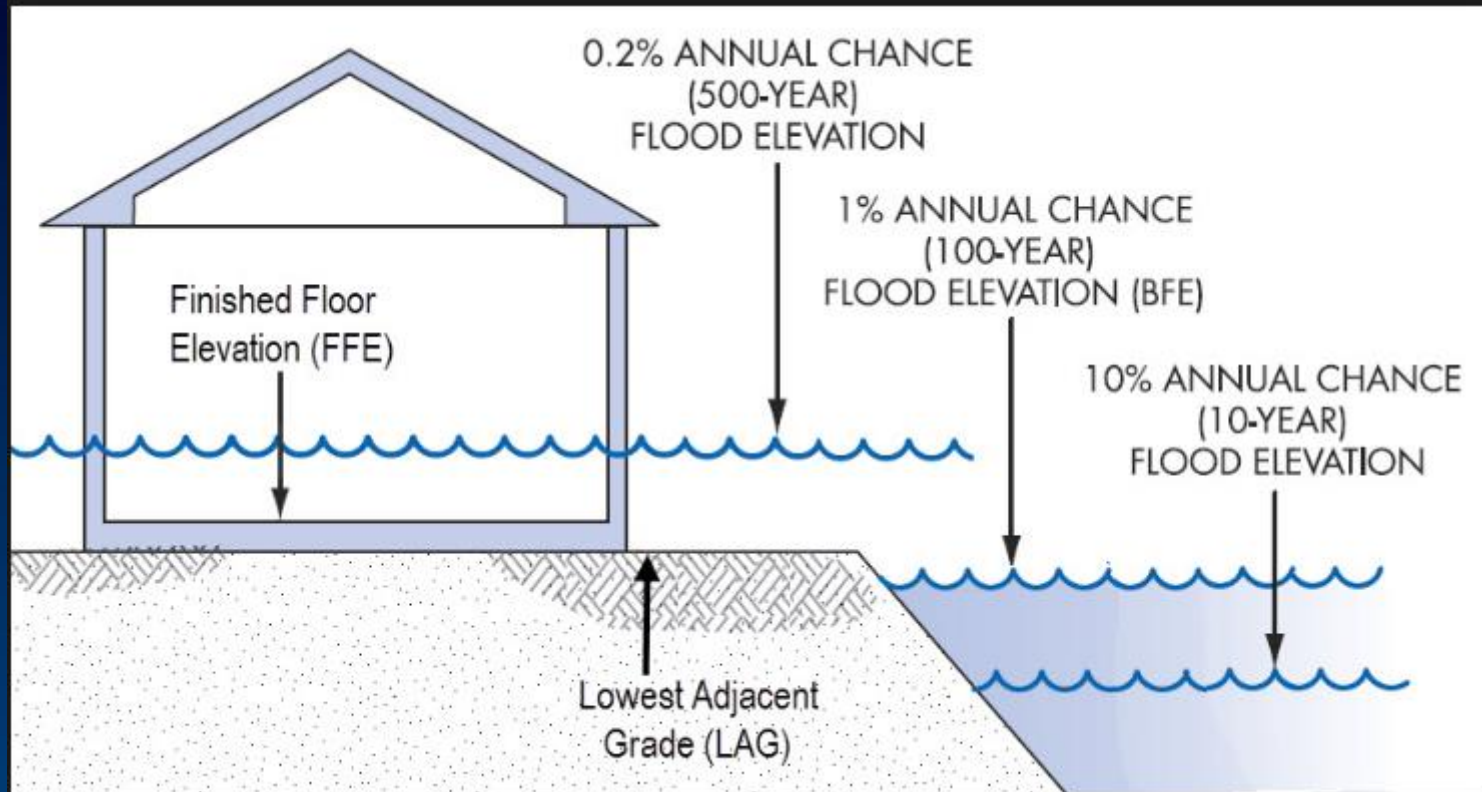


Flood Maps

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



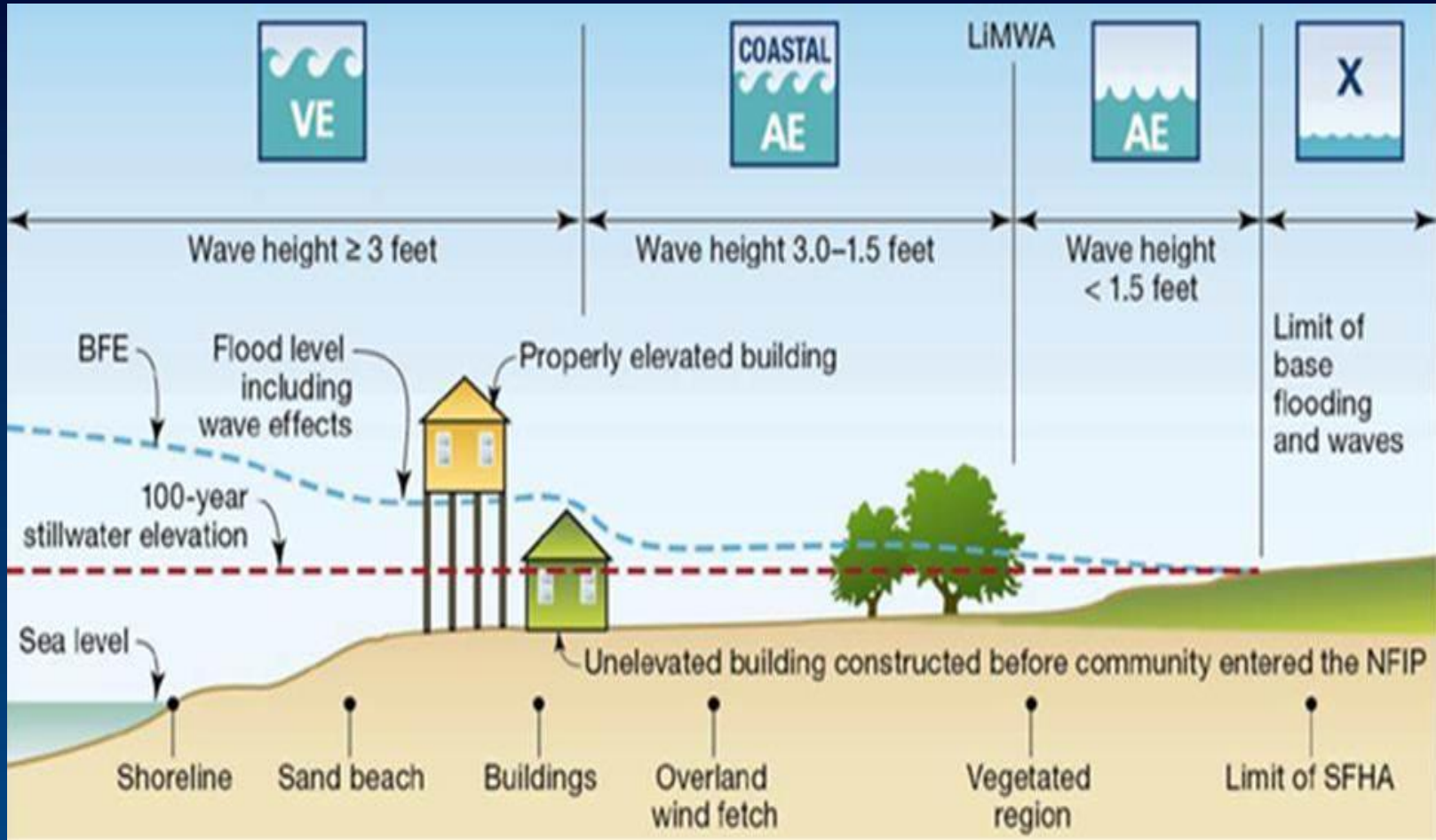
Base Flood Elevation



Tacoma's Flood Regulations

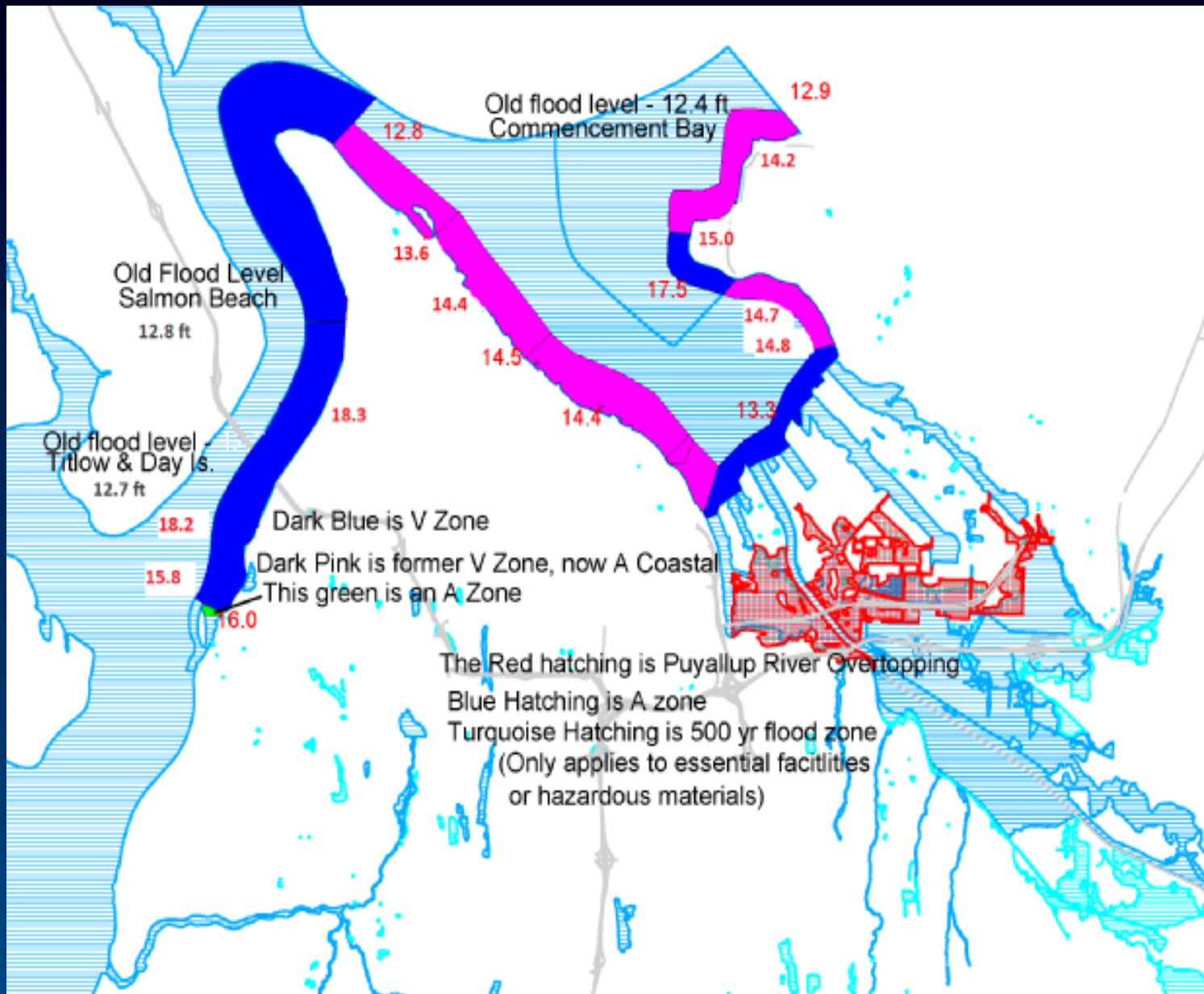
- 1987– City of Tacoma adopts 1983 FIRM maps
- 2005 – Letter of agreement with FEMA to regulate with maps from 2004 study
- 2007 – City of Tacoma effectively adopts maps from 2007 study
- 2016 – City adopts International Code Provisions for flood hazards

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

TACOMA PERMITS CITY OF TACOMA Planning & Development Services Department 747 Market St, Room 345 Tacoma, WA 98402		PUBLIC NOTICE
Applicant: JON GRAVES ARCHITECTS & PLANNERS, PLLC 3110 Ruston Way, Suite E Tacoma, WA 98402	Location: 1009 MARTIN LUTHER KING JR, Parcel 2010210030	Documents to Evaluate: Plan, Hilltop Subarea Pla
Application No.: LU17-0010	Proposal: 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.	Studies Requested: Des
Comments Due: 2/9/2017	Staff Contact: Shirley Schultz, Principal Planner, 747 Market St, Room 345, (253) 591-5121, shirle	Other Required Permits: Work Order
For further information regarding the proposal, log onto the website at tacomapermits.org and select "Public Notices". The case file may be viewed in Planning and Development Services, 747 Market Street, Rm 345.		Applicable Regulations: 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– 1st 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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