



WAHIAKUM COUNTY
Building and Planning Department

Charles J. Beyer, Building and Planning Manager
Mike Mamic, Cartographer & GIS Technician

May 29, 2009

Gene Strong, Fire Chief
Wahkiakum Fire Dist #3
P.O. Box 10
Rosburg, WA 98647

RE: Flood damage to Wahkiakum Fire Dist. 3 Station 1.

Dear Mr. Gene Strong,

The Fire Dist. #3, Grays River Station 1 located at 3751 SR-4 West, Grays River WA 98621, Parcel # 131008-110004 is located in a FEMA flood plain designation "Zone A no BFE" per FIRM Map # 530193-00005 suffix B, date September 28, 1990. The property was determined to have Substantial Damage as defined in the Wahkiakum County Flood Damage Prevention Ordinance #142-06. A contractor's estimate for repairs was submitted in the amount of \$184,050.75 (attached). The value of the structure prior to damage was determined to be \$303,185.09 (Sweet Claim Service Inc. Insurance Claim Report). The current loss equals 59% of the fair market value.

***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. Ordinance 142-06; Section 1, Definitions.*

Wahkiakum County considers the subject property eligible for Increase Cost of Compliance funding based on the definition of ICC in the Wahkiakum County Flood Damage Prevention Ordinance #142-06.

***Increased Cost of Compliance:** A flood insurance claim payment up to \$30,000 directly to a property owner for the cost to comply with floodplain management regulations after a direct physical loss caused by a flood. Eligibility for an ICC claim can be through a single instance of "substantial damage" or as a result of a "cumulative substantial damage." (more information can be found in FEMA ICC Manual 301). (Ordinance 142-06; Section 1; Definitions)*

In conclusion, Wahkiakum County Building and Planning is requiring Grays River Fire Station 1 be repaired through elevating the structure and flood proofing in accordance with Wahkiakum County Flood Hazard Prevention Ordinance 142.06 or relocate the structure to a location outside of the Special Flood Hazard Area.

Should you have any questions please contact Chuck Beyer at (360) 795-3067.

Sincerely,

Charles J. Beyer
Wahkiakum County Building Inspector



WAHIAKUM COUNTY

Building and Planning Department

Charles J. Beyer, Building and Planning Manager
Mike Mamic, Cartographer & GIS Technician

July 27, 2009

Gene Strong, Fire Chief
Wahkiakum Fire Dist #3
P.O. Box 10
Rosburg, WA 98647

RE: Flood damage to Wahkiakum Fire Dist. 3 Station 1 Building Repair Requirements.

Dear Mr. Gene Strong,

The requirements for repairing the Fire Dist. #3, Grays River Station 1 located at 3751 SR-4 West, Grays River WA 98621, Parcel # 131008-110004 would be to elevate the critical facility a minimum of three feet above the highest flood of record. The January 2009 flood waters have been measured at 54" above finished slab, this water level is determined to be the highest flood of record. This would result in raising the building a minimum of 7' 6" above current concrete slab level.

Wahkiakum County Flood Damage Prevention Ordinance defines and requires the following for Critical Facility:

***Critical Facility:** means a facility for which even a slight change 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 wastes.*

5.2-3 Critical Facility

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the base flood plain. Construction of new critical facilities shall be permissible within the base flood plain if no feasible alternative site is available. Critical facilities constructed within the base flood plain shall have the lowest floor elevated to three (3) feet or more above the level of the base flood elevation at the site. Flood proofing and sealing measures must be taken to insure that toxic substances will not be displaced by or released into flood waters. Access routes elevated to or above the level of the base flood plain shall be provided to all critical facilities to the extent possible.

The property was determined to have Substantial Damage per letter dated May 29, 2009 as defined in the Wahkiakum County Flood Damage Prevention Ordinance #142-06. With substantial damage determination the entire structure will need to be brought into compliance with section 5.2-3 Critical Facility Compliance.

Should you have any questions please contact Chuck Beyer at (360) 795-3067.

Sincerely,

Charles J. Beyer
Wahkiakum County Building Inspector



WAHKLAKUM COUNTY
Building and Planning Department

Charles J. Beyer, Building and Planning Manager
Josh Tallman, Cartographer & GIS Technician

November 3, 2009

Gene Strong, Fire Chief
Wahkiakum Fire Dist #3
P.O. Box 10
Rosburg, WA 98643

RE: Grays River Fire Hall Project.

Dear Mr. Gene Strong,

The proposed Fire Dist. #3, Grays River Station 1 to be located at 8 North Hull Creek Road, Grays River WA 98621, is not subject to a Wahkiakum County Shoreline Management Master Plan. The subject property falls outside of the regulated shoreline area per shoreline atlas map of Section 13, T10N, R8W W.M. on file in the Wahkiakum County Building and Planning Department. A shoreline permit application (JARPA form) is not required by Wahkiakum County Building and Planning Department.

Wahkiakum County SEPA threshold determination is a Categorical Exemption (1)(b)(iii) The construction of an office, school, commercial, recreational, service or storage building with 12,000 square feet of gross floor area, and the associated parking facilities designed for forty automobiles.

Should you have any questions please contact Chuck Beyer at (360) 795-3067.

Sincerely,

Charles J. Beyer
Wahkiakum County Building and Planning Manager