



May 20, 2015

TO: Flood Authority Members
FROM: Scott Boettcher, Staff
SUBJECT: 2015 Legislation

The purpose of this memo is to update Flood Authority members on the status of the foundation flood opening program being implemented first in Bucoda. This topic will be discussed at our 5/21/2015 Flood Authority meeting. Please feel free to call or email if you have questions (i.e., 360/480-6600, scottb@sbgh-partners.com).

A. Status

Program is up and running. Highlights include:

1. Contractors hired to be in the pool are:
 - Clean Space Northwest (Gale Culbert, Owner).
 - McCann Properties Plus (Todd McCann, Owner).
2. Forms created are:
 - Form 1-2015 -- Property Access Permission Form
 - Form 2-2015 -- Contractor Bid Form and State of Washington Approval
 - Form 3-2015 -- Property Owner Installation Permission Form
 - Form 4-2015 -- Property Owner Final Acceptance Form
3. Community meeting was held in Bucoda on the evening of March 19th. Purpose of the meeting was to layout and describe the new foundation flood openings program, introduce the contractors and to take questions from the community. Flood Authority members at the meeting were: Alan Vanell; Ron Averill; Edna Fund; and Bud Blake. Following meeting materials were used:
 - Meeting announcement -- https://www.ezview.wa.gov/site/alias_1492/35846/default.aspx
 - Meeting materials
– https://www.ezview.wa.gov/site/alias_1492/28124/library.aspx#Foundation
 - Meeting presentation -
- <https://www.ezview.wa.gov/DesktopModules/Documents2/View.aspx?tabID=28124&alias=1492&mid=67810&ItemID=3261>
4. To date:



- Eight properties have formally requested to start the program (Form 1).
 - Estimates (Form 2) have been developed for seven properties (by one contractor) and four properties (by the other contractor).
 - Two properties will move forward within the next week with Form 3s being issued to the property owners.
5. Mark Riebau met with Mayor Carr, Flood Authority Member Alan Vanell and Ron Kemp, Bucoda's building official on April 24th to review his role and responsibilities on the foundation flood opening program as he will be the approving authority for any foundation flood opening installed in Bucoda under this program.
6. Note – Tremendous continuing contribution and assistance has been provided by following agencies:
- WA State Recreation and Conservation Office.
 - WA State Department of Ecology.
 - WA State Office of Attorney General.

B. Implementation Issues/Considerations

1. Contractor price estimates range from a low of \$1,500 to a high of \$19,000. Prices reflect differences in size and number of structures, complexity of contractor access, and the size and number of vents.
- First acceptances will be used to ground truth individual contractor price estimates of \$4,375 and \$1,550.
2. Some contractor price estimates cost out installation of foundation openings for detached structures. One of goals of the program is lower insurance premiums for property owners. A question/consideration to be addressed is whether or not new foundation flood openings on detached structures will actually result in lower flood insurance premiums for those structures.
- FEMA Region X Flood Insurance Specialist advised Mark that flood insurance policies under the National Flood Insurance Program provide coverage for a detached garage up to 10% of the face value of the policy, but a lender could require a separate policy. If a detached garage is covered by a separate policy installing flood openings in the detached garage would be a benefit to the property owner by reducing the cost of the policy, otherwise not.
3. Parts of Bucoda have no determined BFE (Base Flood Elevation). Installing flood opening on homes where the BFE has not yet been determined provides little flood insurance fee reduction. Several Form 1s have been received from the area adjacent to Main Street where no BFE has been determined.
- Watershed Science and Engineering has been hired to produce the information necessary to make a BFE determination in those areas of Bucoda that do not have a BFE determination. DRAFT WSE report was submitted yesterday and is under review.