WAC 173-158-075 Existing farmhouse standards. Repairs, recon-
struction, replacement, or improvements to existing farmhouse struc-
tures located in designated floodways and which are located on lands
designated as agricultural lands of long-term commercial significance
under RCW 36.70A.170 shall be permitted subject to the following:

(1) The new farmhouse is a replacement for an existing farmhouse
on the same farm site;

(2) There is no potential safe building site for a replacement
farmhouse on the same farm site outside the designated floodway or the
location requires close proximity to other structures in the farm op-
eration in order to maintain the integrity and operational viability
of the farm; in no case shall a replacement be located into an area
with higher flood hazards in terms of depths, velocities and erosion;

(3) Repairs, reconstruction, or improvements to a farmhouse shall
not increase the total square footage of encroachment of the existing
farmhouse;

(4) A replacement farmhouse shall not exceed the total square
footage of encroachment of the structure it is replacing;

(5) A farmhouse being replaced shall be removed, in its entirety,
including foundation, from the floodway within ninety days after occu-
pancy of a new farmhouse;

(6) For substantial improvements, and replacement farmhouses, the
elevation of the lowest floor of the improvement and farmhouse respec-
tively, including basement, is a minimum one foot higher than the base
flood elevation;

(7) New and replacement water supply systems are designed to
eliminate or minimize infiltration of flood waters into the system;

(8) New and replacement sanitary sewerage systems are designed
and located to eliminate or minimize infiltration of flood water into
the system and discharge from the system into the flood waters; and

(9) All other utilities and connections to public utilities are
designed, constructed, and located to eliminate or minimize flood dam-
age.

[Statutory Authority: Chapter 86.16 RCW. WSR 02-15-093 (Order 00-26),
§ 173-158-075, filed 7/16/02, effective 8/16/02.]