



# BUILDING DEPARTMENT

Douglas County Building Department  
 Rm 106 Justice Building  
 Douglas County Courthouse  
 Roseburg OR 97470

(503) 440-4284 -- (800) 477-0991 ext 4284

## Restrictions on New Building in the Tsunami Inundation Zone

Please read the rules related to Senate Bill 379, the law restricting construction of certain types of essential and special occupancy buildings on the Douglas County coast. The objective of the tsunami statutes and these implementing rules is to reduce the risk of loss of life. Risks will be reduced primarily by providing information and assistance to developers and by limiting where certain types of essential facilities or special occupancy structures may be located.

To determine if you are in this inundation zone, complete a Douglas County Planning and Sanitation Pre-Application Worksheet. This is available at both the Planning and Building Departments. The Douglas County Planning Department will be able to tell you if you are in the inundation zone.

Presuming that you are, the Douglas County Building Department will verify your exact location from Tsunami Inundation Zone maps. Your planned facility or structure in the tsunami inundation zone may have certain restrictions for public safety if it is listed below:

**SINGLE FAMILY DWELLINGS AND LIGHT COMMERCIAL ARE EXEMPT**

| <u>Facility or Structure</u>  | <u>Restriction</u>  |
|---|---|
| Hospital or other medical facility having surgery and emergency treatment areas | Prohibited in TIZ   |
| Fire and police station   | Prohibited in TIZ, unless there is an exemption, #2 or 3 below              |
| Government communication and emergency response center                          | Prohibited in TIZ   |
| Elementary and secondary school and day care centers: capacity over 50          | Prohibited in TIZ, unless there is an exemption, #2 or 3 below              |
| Colleges or adult education schools: capacity over 500                          | Prohibited in TIZ   |
| Jails and detention facilities  | Prohibited in TIZ   |
| Emergency preparedness center   | Consultation with Dept. of Geology and Mineral Industries (DOGAMI) required |
| Structure to house toxics or explosives   | Consultation with DOGAMI required   |
| Covered structures used primarily for public assembly: capacity over 300        | Consultation with DOGAMI required   |
| Medical facilities with over 50 residents                                       | Consultation with DOGAMI required   |
| Structures with capacity over 5,000   | Consultation with DOGAMI required   |

- 1) If it is in the zone, it is exempt from restrictions if it is:
  - a. Water-dependent or water-related use,
  - b. Addition to or remodel of existing structure,
  - c. Granted an exemption by the local authority that enforces the Oregon Structural Speciality Code (See #2 below).
- 2) There may be an exception to restrictions for your facility or structure. Local authority that enforces the Oregon Structural Specialty Code may grant an exemption for facilities and structures that are:
  - a. Fire or police stations when there is a need for a strategic location, and
  - b. Public schools if there is a need for the school to be within the boundaries of a school district and no other sites are available.

Apply to the local authority for such exemptions.

- 3) There may be an opportunity for an exemption to be granted by DOGAMI for any of the building types listed above on a case-by-case basis after consultation. The granting of such an exception does not compel the local building code administrator to allow the structure to be constructed. Basis for exception includes:
  - a. Adequate evacuation plans and escape routes,
  - b. Mitigation by construction or foundation techniques,
  - c. Demonstration that the safety of occupants will be ensured to the maximum reasonable extent.

To obtain consultation or exception from DOGAMI, contact the department at (503) 731-4100. If you have further questions, contact the Douglas County Building Department at (541) 440-4284.