



# Supplemental Plan Check Corrections Sheet for Flood Hazard Specific Plan 2017 LABC

This is intended to provide uniform application of the codes by the plan check staff and to help the public apply the codes correctly.

Plan Check/PCIS Application No.: \_\_\_\_\_ Date: \_\_\_\_\_

Job Address: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Plan Check Engineer: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: [firstname.lastname@lacity.org](mailto:firstname.lastname@lacity.org)

Your feedback is important; please visit our website to complete a Customer Survey at [www.ladbs.org/LADBSWeb/customer-survey.jsf](http://www.ladbs.org/LADBSWeb/customer-survey.jsf).

If you have any questions or need clarification on any plan check matters, please contact a plan check supervisor or call our Customer Hotline at (213) 482-0056.

**For instruction and other information, read the master plan check list attached.**

Obtain the following Information Bulletins, Affidavits or forms from our web site ([www.ladbs.org](http://www.ladbs.org))

- P/BC 2014-064 Flood Hazard Design Guidelines
- FEMA Elevation Certificate @ [www.fema.gov](http://www.fema.gov)
- FEMA Flood Proofing Certificate @ [www.fema.gov](http://www.fema.gov)

## A. DEFINITIONS

Flood Hazard Specific Plan means the Specific Plan for the Management of Flood Hazards, Ord. #172,081 and subsequent updates.

LAFHM means the Los Angeles Flood Hazard Map with information provided on the building permit application box #3, "Parcel Information."

Market Value means the value of the structure which alterations are proposed, including depreciation. This definition is not to be construed to mean the replacement cost. Market Value may be estimated by LADBS as the "Assessed Improvement Value" found in the Los Angeles City zoning information web site: <http://zimas.lacity.org/>

Substantial Improvement means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty-percent of the market value of the structure either, (a) before the improvement or repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred. For the purposes of this definition, "Substantial Improvement" is considered to occur when the alteration of any wall, ceiling, floor, or other structural part of a structure commences, whether or not that alteration affects the external dimensions of the structure. The term does not include any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which have been identified by a the city and are solely necessary to assure safe living conditions; or any alteration of a structure listed on the National Register of Historic Places or a state inventory of Historic Places.

## B. PERMIT APPLICATION AND PLANS

1. This building is located within the:
  - a. Flood Hazard Specific Plan area, Ordinance 172,081.
  - b. Mandeville Canyon, repetitive flood areas, flood related erosion areas, and mudflow prone areas identified by the City Engineer.
2. Upon review of the map at (<http://navigatela.lacity.org>), this building is partially located within the Flood Zones, (PI), superimpose the map to verify whether building is located within the boundaries of the Flood Hazard Specific Plan area.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.

3. Ordinance 172,081, Section 5.C.1(b) and 5.C.4(c) requires (Soil) (Foundation) (Geology) report(s) for all projects creating occupied structures be approved by Building and Safety Grading Section for properties located within Mudflow, Mudflow-prone areas, Flood Zones AH, AO, A1-A30, A99, AE, V, and V1-V30. Provide copy of report approved by the Department of Public Works to indicate structural loads (hydrostatic, hydrodynamic and scouring forces on the structure). An additional foundation report shall be approved by Building and Safety Grading for allowable soil design strength and slope stability. Show compliance with all the requirements of these two reports and conditions of approval.
4. Ordinance 172,081, Section 5.C.6(a) requires that projects in flood-related erosion hazard areas contain sufficient information to determine the extent of exposure and to provide sufficient data to enable a thorough review of the development by the Department of Public Works.
5. No new structures, construction, add-on construction, reconstruction, rehabilitation or other improvements to existing structures shall be permitted within a Floodway. Ordinance 172,081, Section 5.C.2
6. The plans approved and stamped by the Department of Public Works shall be made part of the final building permit set.

**C. APPLICABILITY OF FLOOD HAZARD SPECIFIC PLAN**

1. All new buildings located in all flood zones, Mandeville Canyon, repetitive flood areas, flood related erosion areas, and mudflow prone areas shall be reviewed and approved by the NFIPCRS Coordinator. Call (213) 847-0405 / e-mail at [romano.galassi@lacity.org](mailto:romano.galassi@lacity.org).
  - a. In A, AO(AF), A1(FW) thru A30 (FW), AR, AR/A1 thru AR/A30, AR/AE, AR/AH, AR/AO, V1 thru V30 flood zones, Mandeville Canyon, repetitive flood areas, flood related erosion areas, and mudflow prone areas, all projects, regardless of valuation, shall be approved by NFIPCRS Coordinator. Call (213) 847-0405 / e-mail at [romano.galassi@lacity.org](mailto:romano.galassi@lacity.org).
    - i) For all other zones: Permit valuation less than 40% of the Market Value are approved without conditions. Then document the Assessor's Market Value on the permit (Comment Screen of PCIS).
    - ii) Permit valuation greater than 40% of the Market Value shall be approved by the NFIPCRS Coordinator. Call (213) 847-0405 / e-mail at [romano.galassi@lacity.org](mailto:romano.galassi@lacity.org).
    - iii) Market Value of \$  for the existing structure, excluding land value, was based on the "Assessed Improvement Value" found in the Los Angeles City zoning information
 

web site: <http://zimas.lacity.org/>.
  - b. Historic Buildings: If improvements are for purposes of restoration or preservation only, then compliance with the regulations for the Flood Hazard Specific Plan may be waived when approved by LADBS. Ordinance 172,081, Section 2. Definition of Substantial Improvement
  - c. Correction of Existing Los Angeles Municipal Code Violations: When determining applicability of the Flood Hazard Specific Plan, the valuation of the cost of improvements necessary to correct existing violations identified by an inspection conducted by the City may be excluded from the analysis. See Ordinance 172,081, Section 2. Definition of Substantial Improvement.
  - d. Upgrades to the building necessary to comply with the Americans with Disabilities Act or California State Code Title 24, may be excluded from the analysis in item C.8. (below). Ordinance 172,081, Section 2. Definition of Substantial Improvement
  - e. All exemptions shall be documented in the PCIS Comment Screen as follows: "Significant Improvement Determination by LADBS: (permit valuation ÷ Market Value = ) project is exempt."

**D. CONSTRUCTION PLANS AND DETAILS**

Provide the following specifications, plans and details:

1. Provide complete structural plans, details and calculations demonstrating the proposed structure is adequate to withstand the flood depths, pressures, velocities, impact, uplift forces, and other factors associated with floods. Ordinance 172,081, Section 5C.3f
  - a. Option #1: Attach the main structural frame to the foundation for a lateral force of 0.25 psf and vertical force 15 psf, applied over the whole building foot print, or
  - b. Option #2: Over-the-top ties at each of four
2. All manufactured homes and additions to
  - a. manufactured homes shall be anchored to resist flotation, collapse, or lateral movement by one of the following methods Ordinance 172,081, Section 5C.3h:

corners and one additional tie per side less than 50' long and two additional ties per side more than 50' long. AND Frame ties at each of four corners plus four intermediate ties per side less than 50' long or five intermediate ties per side more than 50' long. Each tie shall be designed for 4,800# uplift.

- c. Pilings, when used as part of foundations for manufactured homes, shall be spaced a maximum of 10' apart for all manufactured homes. Ordinance 172,081, Section 5C.3i

**3. Note on plan:**

- a. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities must be designed and/or located above the lowest finished floor, so as to prevent water from entering or accumulating within the components during conditions of flooding. Refer to FEMA publication 348 for further details." Ordinance 172,081, Section 5C.3f
- b. An (Elevation) (Flood Proofing) Certificate must be filled out for submittal to the inspector certifying that foundation was built at the required elevation. If misplaced, the certificate can be downloaded from the internet at <https://www.fema.gov/media-library/assets/documents>
- c. Survey by a licensed surveyor or Civil Engineer authorized to perform survey work is required to verify elevation of lowest finished floor."

