



# CITY OF STOCKTON

COMMUNITY DEVELOPMENT DEPARTMENT-BUILDING DIVISION  
345 N. EL. DORADO ST. STOCKTON, CA 95202, OFFICE: 209 937-8561; FAX: 209 937-8603

## **NOTICE TO BUILDING PERMIT APPLICANTS REGARDING THE RISK OF FLOODING AND POTENTIAL IMPACTS FROM FLOOD MAP REVISIONS**

The Federal Emergency Management Agency (FEMA) has issued new Flood Insurance Rate Maps for San Joaquin County. This project is located in an area identified as being at high-risk for flooding. **Effective October 16, 2009, this area will be designated a Special Flood Hazard Area;** property owners will be required to carry flood insurance, and building restrictions will apply to new construction, substantial improvements of existing structures, and repair of structures which have sustained substantial damage<sup>1</sup>.

A Special Flood Hazard Area is an area that has a 1% chance or greater of flooding any year.

Building restrictions will not apply to permits with an **issue date** on or before October 15, 2009, however **permanent construction must begin within 180 days of the permit issue date.** Permanent construction means the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation. **If permanent construction has not begun within 180 days the permit will be revoked. No time extensions are permitted.**

**Submitting plans or having plans approved by plan check are not enough to avoid building restrictions.** The permit must be issued ("pulled") on or before October 15, 2009.

**Permits issued on or after October 16, 2009 must meet all flood hazard reduction requirements, which include raising the floor at least two feet above the expected flood level, using flood resistant materials, and performing additional surveys.** These requirements may add significant costs.

Due to the potential for flood damage, it is recommend that this project be built using flood resistant design and construction practices. See reverse side for more information.

Flood Elevation: \_\_\_\_\_ ft.

Est. Ground Elevation: \_\_\_\_\_ ft.

**Est. Flood Depth:** \_\_\_\_\_ ft.

Note: Flood depth shown is based on general purpose topographic information; actual flood depth may be greater or less than that shown. For detailed, site specific information consult a registered civil engineer or licensed land surveyor.



To protect against damage due to flooding, the following is recommended:

- Construct the building on a pad of earthen fill to elevate the structure at least two feet above the expected flood level.
- If the use of fill is not possible, construct the building on a sturdy foundation designed to equalize hydrostatic pressures and constructed of flood damage resistant materials, with all living areas elevated at least two feet above the expected flood level.
- Protect utilities, machinery, and equipment by floodproofing or elevating above the expected flood level.
- Have an emergency action plan in place that includes an evacuation plan and provisions for food, water and other essential materials. For more information contact the Office of Emergency Services at (209) 953-6200 or visit [www.plan2survive.org](http://www.plan2survive.org).
- Purchase flood insurance for any structure that is potentially subject to flooding, whether or not it is in a designated Special Flood Hazard Area. Learn more about flood insurance at [www.floodsmart.gov](http://www.floodsmart.gov).
- Contact City of Stockton, Building Division (209) 937-8561 to discuss flood damage reduction options specific to your project.

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“New construction” means, for floodplain management purposes, structures for which the “start of construction” commenced on or after the effective date of a floodplain management regulation adopted by City of Stockton November 26, 1987 and includes any subsequent improvements to such structures.

“Substantial improvement” means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred.

“Substantial damage” means a damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

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Additional Resources:

City of Stockton SMC Chapter 15.44 Flood Damage Prevention  
[www.stocktongov.com](http://www.stocktongov.com)

ASCE 24-05 Flood Damage Resistant Design and Construction [www.asce.com](http://www.asce.com)

FEMA Technical Bulletin 1-93 Openings in Foundations [www.fema.gov](http://www.fema.gov)

FEMA Technical Bulletin 2 Flood Resistant Materials [www.fema.gov](http://www.fema.gov)

FEMA Technical Bulletin 10-01 Structures Built on Fill [www.fema.gov](http://www.fema.gov)

FEMA Technical Bulletin 11-01 Crawlspace Construction [www.fema.gov](http://www.fema.gov)

Protecting Building Utilities from Flood Damage (FEMA 348) [www.fema.gov](http://www.fema.gov)