

Special Flood Hazard Area

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.

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.**

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

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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.

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