



# SUPPLEMENTAL PLAN CHECK CORRECTION SHEET FOR FLOOD HAZARD SPECIFIC PLAN (2020 LABC)

Plan Check #: \_\_\_\_\_ Permit Application Number: \_\_\_\_\_

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

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

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).

This is a supplemental correction sheet. Please see the master correction sheet for instructions and additional information.

If you have any questions or need clarification on any plan check matters, please contact your plan check engineer and/or his or her supervisor.

Italicized numbers refer to Code Sections of the 2020 Los Angeles Building Code and/or Los Angeles Ordinance 172, 081.

**Review the following checked information bulletins and forms. Revise plans to show compliance (Copies can be obtained at [www.ladbs.org](http://www.ladbs.org)).**

- P/GI 2020-025 How to Obtain Copies of City of Los Angeles Ordinances
- FEMA Elevation Certificate ([www.fema.gov](http://www.fema.gov))
- P/BC 2020-064 Flood Hazard Management Specific Plan Guidelines
- FEMA Flood Proofing Certificate ([www.fema.gov](http://www.fema.gov))

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## PART I: GENERAL REQUIREMENTS

### A. DEFINITIONS

1. Flood Hazard Specific Plan means the Specific Plan for the Management of Flood Hazards, Ordinance 172,081 and subsequent updates.
2. LAFHM means the Los Angeles Flood Hazard Map with information provided on the building permit application box #3, "Parcel Information."
3. 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/>
4. 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 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 PLAN DETAILS

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 NavigateLA map (<http://navigate.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.
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.
  - a. Provide copy of report approved by the Department of Public Works to indicate structural loads (hydrostatic, hydrodynamic and scouring forces on the structure).
  - b. An additional foundation report shall be approved by Building and Safety Grading for allowable soil design strength and slope stability.
  - c. 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.

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

- 5. No new structures, construction, add-on construction, reconstruction, rehabilitation or other improvements to existing structures shall be permitted within a Floodway.  
*Ord 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. FLOOD HAZARD SPECIFIC PLAN APPLICABILITY**

- 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 or email at [romano.galassi@lacity.org](mailto:romano.galassi@lacity.org).
- 2. For alterations, repairs, reconstructions, and additions:
  - 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 or email at [romano.galassi@lacity.org](mailto:romano.galassi@lacity.org).
  - b. For all other zones:
    - i. 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 or 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/>).
- c. 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.  
*Ord. 172,081, Section 2: Definition of Substantial Improvement*
- d. 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.  
*Ord. 172,081, Section 2: Definition of Substantial Improvement*
- e. Accessibility Upgrades: 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.2.b.  
*Ord. 172,081, Section 2: Definition of Substantial Improvement*
- f. All exemptions shall be documented in the PCIS Comment Screen as follows: "Significant Improvement Determination by LADBS: Assessors Market Value = \$(\_\_\_\_\_ ), therefore project is exempt."

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**PART II: PLANS AND DETAILS**

**A. PLAN REQUIREMENTS**

- 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.  
*Ord. 172,081, Section 5C.3f*
- 2. All manufactured homes and additions to manufactured homes shall be anchored to resist flotation, collapse, or lateral movement by one of the following methods:  
*Ord. 172,081, Section 5C.3h*
  - a. Option #1: Attach the main structural frame to the foundation for a lateral force of 0.25psf and vertical force 15psf, applied over the whole building foot print; or
  - b. Option #2: Provide BOTH of the following:
    - i. Over-the-top ties at each of four corners and one additional tie per side less than 50 feet long and two additional ties per side more than 50 feet long.
    - ii. Frame ties at each of four corners plus four intermediate ties per side less than 50 feet long or five intermediate ties per side more than 50 feet long. Each tie shall be designed for 4,800 pounds of uplift.
  - c. For either option: Pilings, when used as part of foundations for manufactured homes, shall be spaced a maximum of 10 feet apart for all manufactured homes.  
*Ord. 172,081, Section 5C.3i*

**B. NOTES ON PLANS**

- 1. 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.  
*Ord. 172,081, Section 5C.3f*
- 2. 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: <https://www.fema.gov/flood-mapping-related-forms>.
- 3. Survey by a licensed survey is required to verify elevation of lowest finished floor.

