

FLOOD ZONE NOTICE

To: Property Owner/Developer

Subject Property _____

Because it has been determined that you are doing substantial improvement to a property that is located in a flood zone, you are required to establish the base flood elevation (BFE) by hiring a licensed Civil Engineer in conformance with section 107.2.5.1, section 1621A.3 and section G103.3 of Appendix G of the California Building Code.

Please submit a grading improvement plan which shows the following:

1. Grading plan shall demonstrate the finished floor elevation is 1 foot above the BFE prior to issuance of a building permit.
2. Flood zone area A additions, new construction and substantial improvements shall be elevated a minimum of 1 foot above the base flood elevation (BFE) per the California Building Code. The design engineer of record shall provide an elevation certificate sheet demonstrating structure is located 1 foot above BFE. If the property is located within Zone A, the applicant's engineer may use the depth of 1 foot to establish base flood elevation (BFE) from the existing adjacent highest grade (natural grade), plus 1 foot for the lowest floor elevation and meet the building code (California Residential Code R322.2.1 elevation requirement) and FEMA's minimum requirements. (Also see Section 1612, G401 and G1001 of the California Building Code).
3. Where no base flood elevation (BFE) has been established, the applicant's engineer shall establish the highest elevation in the flowline of the gutter in the street frontage for the project plus 1 foot above that highest elevation plus a slope of 2% minimum from that highest elevation in the street to establish a BFE for the pad of the new structure, as required under Section 1808.7.4 of the California Building Code. The lowest finished floor (excluding basements) shall be a minimum of 8-inches from the highest adjacent exterior grade to the sill, as required by the City of Garden Grove handout "Foundation Requirements for Residential Projects and Accessory Structures", dated September 22, 2021.
4. Horizontal control tied to property boundary.
5. Elevation of surrounding grade within the property boundary.
6. The boundary of the property shall be substantiated either by found monument corners or by ground survey by a licensed surveyor.

Plans must be prepared and stamped by a registered civil engineer or licensed land surveyor and must conform to the requirements of the California Building Codes, specifically section 107.

Base Elevations may be obtained from surrounding benchmarks or available street improvement plans. No temporary or "assumed" benchmarks may be used for vertical control.

*Please be advised that no building permits will be issued until documentation has been reviewed and approved by Engineering. **For specific questions regarding grading requirements, contact the Engineering Division.***

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