## Flood Hazard Studies and Maps in Addition to the FIS/FIRM – local floodplain management ordinance amendments or local technical code amendments CCR Title (Part 2 building, Appendix G)

Submit draft ordinances amending the flood provisions of the building code (in <track changes>) for review well in advance of first reading to [DWR\_NFIP@water.ca.gov](mailto:DWR_NFIP@water.ca.gov) or [FEMA-NFIP-R9@fema.dhs.gov](mailto:FEMA-NFIP-R9@fema.dhs.gov). Please put community name in subject line.

**Before you start:** Review the General Instructions for Amending the California Building Standards Code (CCR Title 24) to Adopt Higher Standards for Buildings and Development Located in Flood Hazard Areas.

**NFIP Community Rating System Credits.** Adoption and enforcement of this higher standard may qualify for CRS points (credits). Communities should review the [*CRS Coordinators Manual*](https://www.fema.gov/media-library/assets/documents/8768)and consult with their CRS Resource Specialists. FEMA/ISO determines which provisions qualify for points.

**Description[[1]](#footnote-1):** Most communities that participate in the NFIP adopt FISs and FIRMs produced by FEMA as the basis for enforcing floodplain management regulations and the flood provisions of building codes. Part 2 (building) and ASCE 24 define and use the terms “design flood,” “design flood elevation” and “flood hazard area” to refer to SFHAs shown on FIRMs as well as flood hazard areas delineated on other flood hazard area maps that communities may elect to adopt (see ASCE Sections 3.2.1 and 3.1.3).

The NFIP recognizes that some communities may adopt other flood maps or studies that cover all or just some areas within their jurisdiction. Use of other maps and supporting studies is allowed, provided the maps show either flood-prone areas that are larger than the SFHA or flood-prone areas that are not identified on FIRMs.

Communities may adopt different or additional flood hazard maps for several reasons:

* To delineate areas that have experienced flooding but are not shown as SFHAs on FIRMs
* To delineate historic floods of record that affected areas outside the limits of the FEMA-defined SFHA
* To delineate areas anticipated to be subject to future flooding because of changing conditions, such as climate change or upper watershed development estimated based on zoning

**How Part 2 (buildings) and Part 2.5 (residential) specify flood hazard studies and maps:** Part 2 Section 1612.3 establishes (adopts) flood hazard areas, which must be SFHAs, at a minimum. Part 2.5 uses Table R301.2(1) Climatic and Geographic Design Criteria, to specify use of the current effective FIS and FIRM. Most communities do not explicitly fill in the blanks. Instead, they adopt the FIS and FIRMs in local floodplain management regulations. If that’s the case, then adopting studies and maps other than or in addition to the FIS and FIRMs can be accomplished in local regulations or in Part 2 Appendix G, if adopted. Part 2 Appendix G establishes flood hazard areas in Section G102.2.

**INSTRUCTIONS**

**Modify the model ordinance (or Part 2 Appendix G) to adopt flood hazard studies and maps other than, or in addition to, FIS and FIRMs.** Insert the names and dates of additional studies and maps.

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| *In Floodplain Management Regulations, modify where the FIS is adopted:*  **Sec. 102-2. - Establishment of flood hazard areas.** The Flood Insurance Study for **{County}**, California and Incorporated Areas dated **{date of FIS}**, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are hereby adopted by reference as a part of these regulations and serve as the basis for establishing flood hazard areas. Where the building code establishes flood hazard areas, such areas are established by this section. Additional maps and studies, when specifically adopted, supplement the FIS and FIRMs to establish additional flood hazard areas. **{Either list specifically adopted maps and studies or insert references where such maps and studies are adopted.}** Maps and studies that establish flood hazard areas are on file at the **{office/agency and address}**. |

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| *CCR Title 24, Part 2 Appendix G Section G102.2 is hereby amended as follows:*  **Section G 102.2. - Establishment of flood hazard areas.** Flood hazard areas are established by local floodplain management ordinance. ~~in Section 1612.3 of this code, adopted by the applicable governing body on [INSERT DATE].~~ |

Many communities do not “fill in the blanks” in building code (Part 2 Section 1612.3 and Part 2.5 Table R301.2(1)). Instead, they leave the blanks and rely on adoption of the Flood Insurance Study and maps in local floodplain management regulations. Communities may elect to make this explicit, as follows:

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| *CCR Title 24, Part 2 Section 1612.3 is hereby amended as follows:*  **1612.3 Establishment of flood hazard areas**. To establish flood hazard areas, the applicable governing authority shall, by local floodplain management ordinance, adopt a flood hazard map and supporting data. ~~The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for [INSERT NAME OF JURISDICTION],” dated [INSERT DATE OF ISSUANCE], as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto.~~ The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section. |

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| *CCR Title 24, Part 2.5 Section R301.2, Table R301.2(1) is hereby amended as follows:*  **Table R301.2(1) Climatic and Geographic Design Criteria (partial)**  **| Flood Hazardsg |**  g. The jurisdiction shall, by local floodplain management ordinance, adopt a flood hazard map and supporting data which are hereby adopted by reference and declared to be part of this Section. ~~fill in this part of the table with (a) the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.~~ |

1. Reference: [*Reducing Flood Losses Through the International Codes: Coordinating Building Codes and Floodplain Management Regulations*](http://www.fema.gov/media-library/assets/documents/96634)(5th Edition, 2019), International Code Council and FEMA. [↑](#footnote-ref-1)