## Require Dwellings to be Designed in Accordance with ASCE 24 – local technical code amendments (Part 2.5 residential)

**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.

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.

**Description[[1]](#footnote-1):** The NFIP and Part 2.5 (residential) do not require one- and two-family dwellings and townhomes in flood hazard areas identified on FIRMs as Zone A/AE to be designed by registered design professionals. Conditions in many Zone A/AE areas, whether riverine or coastal, may warrant the more detailed determination of flood loads and conditions that accompanies professional design. Such conditions may include fast moving floodwater, flood depths greater than a few feet, wave action, and potential scour and erosion.

**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.

**How Part 2.5 specifies compliance with ASCE 24:** Part 2.5 Section R322.1.1 permits ASCE 24 as an alternative to the requirements in Section R322, but does not require it as a reference standard except in floodways. Requiring all dwellings to be designed in accordance with ASCE 24 ensures consideration of flood loads in accordance with the standards of professional practice.

**INSTRUCTIONS**

**Amend Part 2.5 (1- and 2-family dwellings and townhouses less than three stories).** Add a section to the ordinance that adopts local technical amendments to Part 2.5. To make the changes discernable, maintain strikethrough and underlining.

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| *CCR Title 2.5, Section R301.2.4 is hereby amended as follows*:  **R301.2.4 Floodplain construction.** Buildings and structures constructed in whole or in part in flood hazard areas (including A or V Zones) as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with ASCE 24 ~~Section R322~~. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. ~~Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.~~  *CCR Title 2.5, Section R322.1 is hereby amended as follows*:  **R322.1 General.** Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with ASCE 24 ~~the provisions contained in this section~~. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. ~~Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.~~ |

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)