



Supplemental Plan Check Correction Sheet for Flood Hazard Specific Plan			
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**City of Los Angeles – Department of Building & Safety
Supplemental Plan Check Correction Sheet
for Flood Hazard Specific Plan (2026 LABC)**

Plan Check No.:	
PCIS No.:	
Job Address:	
P.C. Engineer:	Email:
Phone:	Review Date:

Your feedback is important, please visit our website to complete a Customer Survey at:
https://www.permitla.org/custsurvey/dsp_CustomerSatisfactionSurveyForm.cfm

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.

Information Bulletins

Review the following checked information bulletins. Revise plans to show compliance with documents below. Copies can be obtained at: <https://dbs.lacity.gov/forms-and-publications>

- P/GI 2026-025 How to Obtain Copies of City of Los Angeles Ordinances
- P/BC 2026-064 Flood Hazard Management Specific Plan Guidelines
- FEMA Elevation Certificate (www.fema.gov)
- FEMA Flood Proofing Certificate (www.fema.gov)

PART I: GENERAL REQUIREMENTS

A. DEFINITIONS

1. Flood Hazard Specific Plan means the Specific Plan for the Management of Flood Hazards, Ordinance 186,952 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:
2. Flood Hazard Specific Plan area, Ordinance 186,952.
3. 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 186,952, Section 5.C.1(b) and 5.C.7(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
4. Ordinance 186,952, Section 5.C.9(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.
5. Since Floodways are an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:
 - a. Until a regulatory Floodway is adopted, no New Construction, substantial development, or other development (including fill) shall be permitted within Zones A1-30 and AE, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other development, will not increase the water surface elevation of the base flood more than one foot at any point within the City of Los Angeles. Ord. 186,952, Section 5.C.3(a)
 - b. Within an adopted regulatory Floodway, the City of Los Angeles shall prohibit encroachments, including fill, New Construction, Substantial Improvements, and other development, unless certification by a registered civil engineer is provided demonstrating that the proposed encroachment shall not result in any increase in Flood levels during the occurrence of the base flood discharge. Ord. 186,952, Section 5.C.3(b)
 - c. Manufacturing buildings or other facilities in which hazardous substances are stores, manufactured or used shall be prohibited within an Floodway. Ord. 186,952, Section 5.C.3(d)
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) 485-4820 or email at eng.nfip@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) 485-4820 or email at eng.nfip@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) 485-4820 or e-mail at eng.nfip@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.186,952, 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.186,952, 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.186,952, 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."

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.186,952, Section 5C.4(e)*
2. All New Construction or Substantial Improvements of residential structures shall have the lowest floor, including basement:
 - a. In AE, AH, A1-30 Zones, elevated to 1 foot above the Base Flood elevation.
 - b. In an AO zone, elevated above the highest adjacent grade to a height equal to one-foot above the depth number specified in feet on the FIRM, or elevated at least 2 feet plus 1 foot of Freeboard above the highest adjacent grade if no depth number is specified.
 - c. In an A zone, without Base Flood elevations specified on the FIRM (unnumbered A zone), elevated to or above the Base Flood elevation plus one-foot of Freeboard. Ord. 186,952 Section 5C.2(c)1
3. All New Construction or Substantial Improvements of nonresidential structures shall either be elevated to conform with Residential Construction or:
 - a. Be floodproofed, together with attendant utility and sanitary facilities, below the elevation recommended under Residential Construction, so that the structure is watertight with walls substantially impermeable to the passage of water.
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

- c. Be certified by a registered civil engineer or architect that the standards for Residential Construction and Nonresidential Construction are satisfied. Such certification shall be provided to the Floodplain Administrator. Ord. 186,952 Section 5C.2(c)2
4. All New Construction and Substantial Improvements of structures with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must meet one of the following minimum criteria:
- a. For non-engineered openings:
 - i. Have a minimum of two openings on different sides having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - ii. The bottom of all openings shall be no higher than one foot above grade;
 - iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater; and
 - iv. Buildings with more than one enclosed area must have openings on exterior walls for each area to allow flood water to directly enter
 - b. Be certified by a registered civil engineer or architect. Ord 186,952 Section 5C.3
5. Standards for Manufactured Homes:
- a. All Manufactured Homes that are placed or substantially improved, on sites located (1) outside of a Manufactured Home Park or Subdivision; (2) in a new Manufactured Home Park or Subdivision; (3) in an expansion to an existing Manufactured Home Park or Subdivision; or (4) in an existing Manufactured Home Park or Subdivision upon which a Manufactured Home has incurred Substantial Damage as the result of a flood, shall:
 - i. Within Zones A1-30, AH, and AE on the community's Flood Insurance Rate Map, be elevated on a permanent foundation such that the Lowest Floor of the Manufactured Home is elevated 1 foot above the Base Flood elevation and be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 - ii. Within Zone V1-30, V, and VE on the community's Flood Insurance Rate Map, meet the requirements of Coastal High Hazards Areas.
 - b. All Manufactured homes to be placed or substantially improved on sites in an existing Manufactured Home Park or Subdivision within Zones A1-30, AH, AE, V1-30, V, and VE on the community's Flood Insurance Rate Map that are not subject to the provisions of Manufactured Homes
 - c. Manufactured Homes shall be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement, and be elevated so that either the:
 - i. Lowest Floor of the Manufactured Home is at least 1 foot above the Base Flood elevation; or
 - ii. Manufactured Home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade.
 - d. Within Zones AO, AH, and AE, on the LAFHM, for all new, expansions, or alterations to existing Manufactured Home Parks and Manufactured Home Subdivisions; or where the repair, reconstruction, or improvement of the streets, utilities and pads equals or exceeds 50% of the value of the existing streets, utilities, and pads; or for all Manufactured Homes to be placed within Zones A1-30, A-99, AO, AH, and AE on the LAFHM, the following shall be required:
 - i. Stands or lots shall be elevated on compacted fill or on pilings so that the lowest floor of the Manufactured Home will be at least 1 foot above the Base Flood level.
 - ii. Adequate surface drainage and access for a hauler shall be provided.
 - iii. In the instance of elevation on pilings, lots shall be large enough to permit steps, piling foundations shall be place in stable soil no more than 10 feet apart and reinforcement shall be provided for pilings more than 6 feet above the ground level.
 - iv. In areas of flooding, adequate Freeboard and additional Floodproofing, where necessary, shall be required. Ord.186,952, Section 5C.5

