

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.35
(ID # 3006)

MEETING DATE:

Tuesday, December 6, 2016

FROM: Flood Control District and TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TLMA AND FLOOD CONTROL DISTRICT: Initiate an Amendment to Ordinance No. 458 (Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Plan) to provide consistency between Ordinance No. 458 and the 2016 California Building Standards Code (California Code of Regulations, Title 24) (2016 CRC) which becomes effective on January 1, 2017 and to revise other provisions of the ordinance in order to streamline development process in a floodplain. All Districts; [\$15,000 - Total Cost]; Local Funds 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt an order initiating an amendment to Ordinance No. 458 that regulates development in flood hazard areas and establish procedures to implement the National Flood Insurance Program, as further described below; and
2. Direct the Transportation and Land Management Agency and County Counsel, in consultation with the Riverside County Flood Control and Water Conservation District ("Flood Control District"), to prepare and process the necessary amendment to Ordinance No. 458.

ACTION: Policy


Gregory V. Priaplos, Director County Counsel 11/16/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 15,000	\$ 0	\$15,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Building and Safety Fee Revenue (33%) and Flood Control Ad Valorem Tax Revenue (67%). No General fund will be used in this project.			Budget Adjustment: No	
			For Fiscal Year: 16/17	


C.E.O. RECOMMENDATION: Approved

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: Benoit
Date: December 6, 2016
xc: TLMA, Flood, Co.Co.

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy
3.35

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BACKGROUND:

Summary

For buildings and structures in flood hazard areas, the 2016 California Building Standards Code (California Code of Regulations, Title 24) which becomes effective on January 1, 2017 has increased minimum standards. The lowest floor elevation requirement has been increased to be at or above the base flood elevation plus 1 foot. Ordinance No. 458 currently indicates the lowest floor elevation requirement to be at or above the base flood elevation but does not include the 1 foot of freeboard. Flood vent opening requirements were revised in 2016 CRC and shall not be less than 3 inches in any direction in the plane of the wall. Additional revisions necessary to streamline development process in floodplain would also be addressed in this amendment. This Ordinance change will not retroactively impact building permits currently applied for prior to January 1, 2017.

- Amendment to the Ordinance would provide consistency and direction for administering the regulations. Proposed revisions include:
- Revising the construction standard to reference the California Building Standards Code for the lowest floor elevation requirements.
- All new construction and substantial improvements after January 1, 2017 will need to comply with the California Building Standards Code. The lowest floor elevation will need be constructed at or above the base flood elevation plus 1 foot, even if previously conditioned for the lowest floor elevation to be at the base flood elevation.
- Revising the construction standard to reference the California Building Standards Code for the flood vent opening requirements.
- Revise some aspects of the ordinance to streamline development process in awareness and special study floodplain areas.

Transportation and Land Management Agency, County Counsel and Riverside County Flood Control and Water Conservation District will coordinate to prepare, process and implement the ordinance amendment.

Impact on Residents and Businesses

Compliance with the California Building Standards Code is State law and will govern over Ordinance No. 458. Residents and Businesses may have increased construction costs for the lowest floor to be elevated the additional 1 foot. However, residents and businesses may benefit from a potential flood insurance premium reduction when higher standards are used. This Ordinance change will not retroactively impact building permits currently applied for prior to January 1, 2017.

SUPPLEMENTAL:

Additional Fiscal Information

There are minimal administrative costs limited to staff time and the necessary processing of documents associated with amending Ordinance No. 458. There is adequate departmental funding for this activity. These costs will be borne both by Flood Control with a small portion by Building and Safety. No general fund dollars are allocated for this effort.


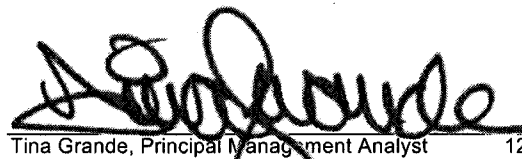
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Contract History and Price Reasonableness

N/A

ATTACHMENTS:

N/A

	
Gregory V. Priamos, Director County Counsel	Tina Grande, Principal Management Analyst
11/16/2016	12/1/2016