



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

P8/237705

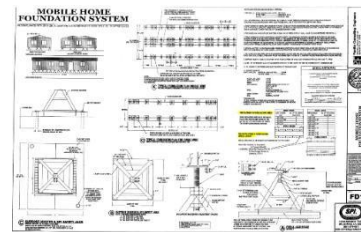
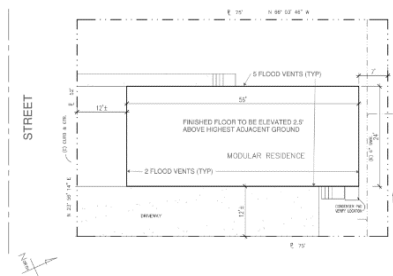
New or Replacement Manufactured Home in Manufactured Home Park within a Regulated Floodplain

County Ordinance 458 regulates development/substantial improvements within a regulatory floodplain.

Any development or substantial improvement within a regulatory floodplain may require floodplain review. Call Development Review Section at 951.955.1200 to verify your specific case.

Submittal requirements to District prior to building permit issuance:

1. **Site plan** which indicates finished floor height above Highest Adjacent Ground and Lowest Adjacent Ground. The finished floor and any equipment servicing the building shall be elevated to the Base Flood Elevation (BFE) or Base Flood Depth plus 1 foot of freeboard, per 2016 California Residential Code Section R322, effective January 1, 2017.
2. **Foundation details** (stem wall or state-approved pier option) which are applicable for use in a floodplain. The manufactured home shall be adequately anchored to resist floatation, collapse and lateral movement.
3. **Flood opening calculations** are required for stem walls and rigid skirting (used for mobile homes).
 - a. Minimum of two (2) flood openings must be shown on two (2) opposite sides of the structure and in line with the direction of flow. A flood opening is a flood vent or other opening that allows the free passage of water automatically in both directions without human intervention. Flood vents must be shown no higher than 1 foot above adjacent grade. The total net area of all such flood openings in square inches, excluding any bars, louvers or other covers, must be greater or equal to the square footage of the crawlspace measured from the outside [i.e., total net area of openings (in²) ≥ enclosed area (ft²)]. Openings shall not be less than 3 inches in any direction in the plane of the wall. Air return vent grills are not acceptable covers for flood vents and will not be allowed. An additional 15% vent area is required when using rodent screens and 40% for decorative screens.



Flood Opening Calculations

Enclosed Area = 56' x 24' = 1,344 SF
14x (16" x 8" vents) x 0.85 (15% reduction) =
1523 SI > 1344 SI (minimum required)

Submittal requirements to District prior to final inspection:

1. An official **Elevation Certificate** (FEMA Form 086-0-33) shall be completed and returned to the Development Review Section of the Riverside County Flood Control and Water Conservation District (District). Blank copies of the official certificate may be obtained from the District or webpage <https://rcflood.org/I-Want-To/Services/Develop-in-a-Floodplain>
 - a. For FEMA Zones A (without BFE), AO and other Ordinance No. 458 special study flood hazard areas (e.g., DWR Awareness, the applicant or representative will complete Sections A, B, C1, E and F and provide a minimum of four (4) photos showing each side of the structure.



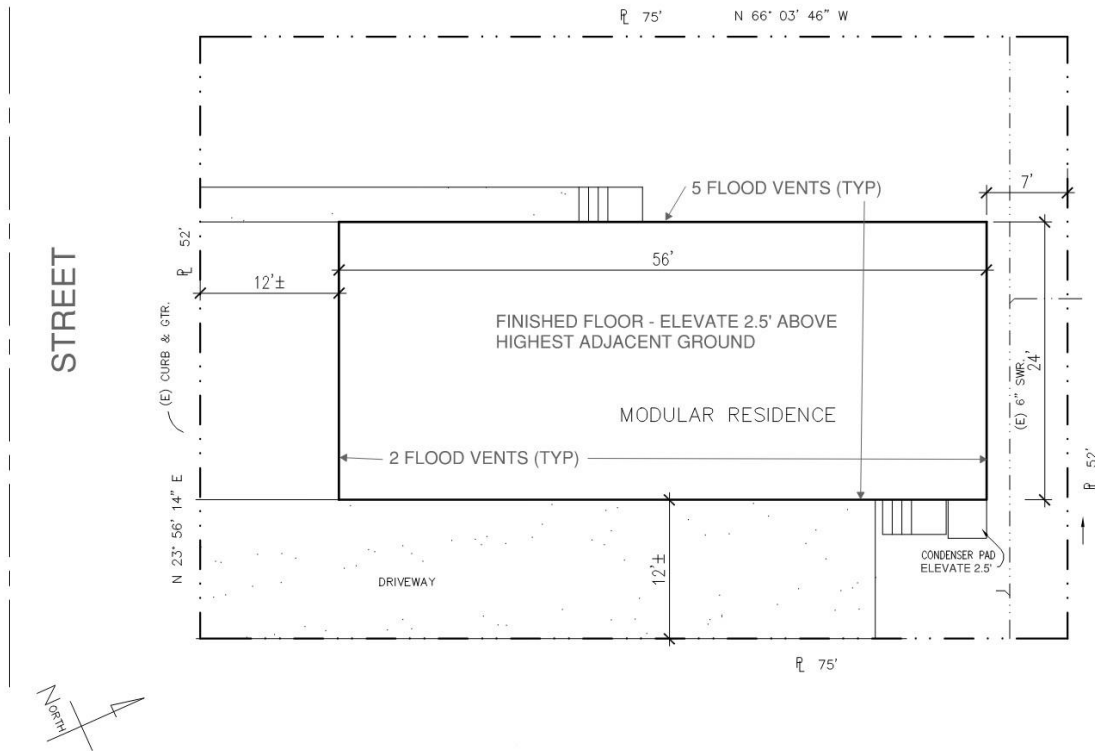
- b. For FEMA Zone A (with BFE), AE and AH flood hazard areas, the applicant's surveyor will complete Sections A, B, C and D (in NAVD'88) and provide a minimum of four (4) photos showing each side of the structure.

Useful Links:

- County Ordinance 458: <https://www.rivcocob.org/wp-content/uploads/2019/06/458.16.pdf>
- Check your flood zone: <https://content.rcflood.org/floodplainmap/>
- FEMA Technical Bulletin 1: https://www.fema.gov/sites/default/files/2020-07/FEMATB1_031320.pdf

- Submittal Requirements include:
- 1) Site Plan
 - 2) Foundation Details
 - 3) Flood Opening Calculations

Example: Site Plan



Example: Flood Opening Calculations

Flood Opening Calculations

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