



City of Santa Barbara
Building & Safety - Floodplain Management
Building Elevation Requirements

Community Development
 630 Garden Street
 805-564-5485

All Buildings¹ - 2016 CRC/CBC/2018 Floodplain Management Ordinance 22.24

(Buildings Covered Under The California Residential Code or The California Building Code - located entirely or partially in a FEMA Flood Zone²)

Type of Work	Pre-FIRM		Post-FIRM	
	(built before Dec. 15, 1978)	(built from 12/15/1978 to 12/31/2016)	2016 CRC (built on or after January 1, 2017)	
Repair, remodel, rehabilitation, renovation - NOT SI ³	Elevation not required	All work shall comply - At or above BFE	All work shall comply - 1' above BFE	
Repair, remodel, rehabilitation, renovation - SI	Building required to comply - 1' above BFE	All work shall comply - 1' above BFE	All work shall comply - 1' above BFE	
Lateral addition ⁴ with repair, remodel, rehabilitation, renovation - SI	Addition and existing building required to comply - 1' above BFE	Addition and existing building required to comply - 1' above BFE	Addition and existing building required to comply - 1' above BFE	
Lateral addition only - SI	Addition and existing building required to comply - 1' above BFE	Addition and existing building required to comply - 1' above BFE	Addition and existing building required to comply - 1' above BFE	
Lateral addition, <u>Not</u> structurally connected ⁵ NOT SI	Addition required to comply - 1' above BFE Existing Building not required to comply	Addition required to comply - 1' above BFE Existing Building not required to comply	Addition and existing building required to comply - 1' above BFE	
Lateral addition, structurally connected ⁶ NOT SI	Addition and existing building required to comply - 1' above BFE	Addition and existing building required to comply - 1' above BFE	Addition and existing building required to comply - 1' above BFE	
Vertical addition ⁷ above building, <u>not</u> SI	Elevation not required	All work shall comply - At or above BFE	Addition and existing building required to comply - 1' above BFE	
Vertical addition above building, SI	Addition and existing building required to comply - 1' above BFE	Addition and existing building required to comply - 1' above BFE	Addition and existing building required to comply - 1' above BFE	
Foundation repair, <u>not</u> SI	Elevation not required	Building required to comply - At or above BFE	Building required to comply - 1' above BFE	
Foundation repair, SI	Building required to comply - 1' above BFE	Building required to comply - 1' above BFE	Building required to comply - 1' above BFE	
Replace/extend foundation, SI	Building required to comply - 1' above BFE	Building required to comply - 1' above BFE	Building required to comply - 1' above BFE	
Repair damage, SD/SI ⁸	Building required to comply - 1' above BFE	Building required to comply - 1' above BFE	Building required to comply - 1' above BFE	
Reconstruct new building on existing or new foundation, SI	Building required to comply - 1' above BFE	Building required to comply - 1' above BFE	Building required to comply - 1' above BFE	

1 Historic Buildings can be excluded from Substantial Improvement Determinations. Existing Non-Residential buildings can be dry floodproofed to 1' above the BFE as an alternative to elevating the lowest floor, if minimum requirements are met. Hotel, motel, and any other occupancy where occupants sleep is considered Residential for this purpose. This document does not apply to Essential Facilities. Ask Floodplain Management for more information on either of these situations.

2 FEMA Flood Zone - FEMA Special Flood Hazard Area as identified on the current FEMA Flood Insurance Map (FIRM).

3 Substantial Improvement - Any repair, reconstruction, or improvement of a structure within any twenty-four (24) month period, the cost of which equals or exceeds fifty percent (50%) of the Depreciated Market Value of the structure either before the improvement or repair is started or, 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 first alteration of any wall, ceiling, floor, or other portion of the building commences, whether or not that alteration affects the external dimensions of the structure.

4 Lateral Addition - An addition which adds square footage to one or more of the existing floors of the existing building.

5 Not structurally connected - minimum opening (single doorway), load-bearing structure of main building not supporting addition.

6 Structurally connected - load bearing structure of addition bears on load bearing structure of main building or large openings connection the existing to the addition.

7 Vertical Addition - An addition which adds square footage on a floor or floors above or below the existing building.

8 Substantial Damage/Substantial Improvement - Any repair, reconstruction, or improvement of a structure within any twenty-four (24) month period, the cost of which equals or exceed fifty percent (50%) of the Depreciated Market Value of the structure either before the improvement or repair is started or, 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 first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.