

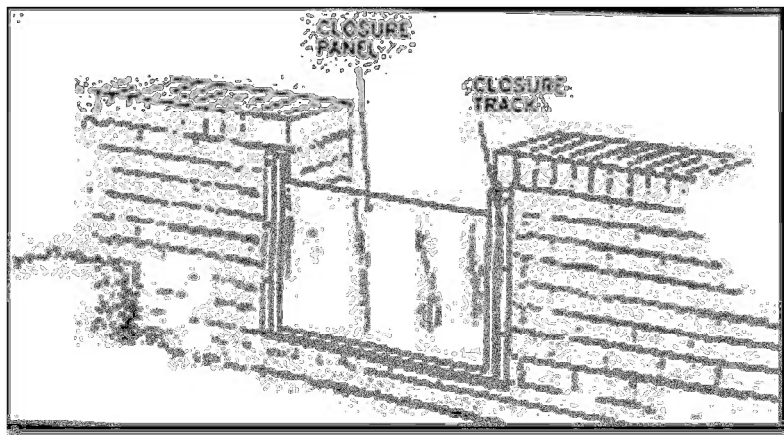


# City of Laguna Beach Floodproofing Contingency Device Information Guide



Municipal Code Section 25.38 was recently amended to require commercial businesses and owners of properties located in Special Flood Hazard Areas (SFHA) to install contingency floodproofing devices. The devices are intended to protect structures and structure contents from flood damage. A similar provision has been required for properties in the Downtown for many years. The Municipal Code has recently been amended to expand this requirement to all commercial buildings in SFHAs.

*“Contingency floodproofing measures” means devices intended to seal structural openings, such as doors and windows, from floodwaters. These measures include, but are not limited to, flood shields, watertight doors, moveable floodwalls, partitions, water-resistive sealant devices and other similar techniques. These devices may be permanently installed or stored on-site for use in the event of a flood. Temporary emergency measures such as sandbags, plastic sheeting and similar devices are not classified as contingency measures. An example of a flood shield used as a contingency floodproofing measure is:*



You may have seen these devices currently installed around exterior doors/window jams on business located in the Downtown. When installed, the device typically include thin channels at the lower portions of a door/window that is designed for barriers to securely slide in prior to a flood and remove after the threat of flooding has ended. These devices are known to work very affectively in preventing and minimizing flood damages.



Removable  
Floodproofing  
Barrier with required  
**RED** stenciled  
labeling



The City's Flood Plain Management Ordinance requires the following:

❖ **All businesses and owners of commercial properties located in Special Flood Hazard Area are responsible to install contingency floodproofing devices;**

These devices include hinged and or removable panels and/or similar barriers that can withstand the hydrostatic and hydrodynamic pressures of floodwaters. The barriers are intended to be temporarily installed at doors, windows or similar openings, prior to a flooding event. The barriers would be designed to reduce the possibility of structure flooding and installed to a height of six-inches above the FEMA designated base flood elevation (BFE).

❖ **All businesses and owners of commercial properties located in Special Flood Hazard Area shall have a Contingency Floodproofing Measures Plan;**

The plan shall include the location of where the flood contingency devices are stored and directions on how to install them. All persons employed to work in a business located within areas of special flood hazards shall be trained on how to install these devices and be provided a copy of the flood contingency measures plan. The plan shall require that each year on the last Monday in October, the business ownership and employees practice installation of the flood mitigation contingency devices. When a change of use occurs for any business located within a special flood hazard area, a contingency floodproofing measures plan shall be provided by the owner of the property to the new business/lease holder. If the new use requires a conditional use permit or an amendment to an existing conditional use permit, the flood mitigation contingency plan shall also be included with the application as an attachment.

❖ **Removable barriers do not require building permits unless they are otherwise required as part of a permitted construction project that requires compliance with flood plain regulations. When constructing the flood barriers, care must be exercised not to install any permanent projections to the building that could constitute a tripping hazard or interfere with emergency exits or handicapped access.**

If needed, Code Enforcement staff is available to advise businesses and property owners with the implementation of the above noted flood-protection devices and creation/content of the Contingency Floodproofing Measures Plan. Contact the Code Enforcement Division at (949) 497-0301 for more information.