BR23-086

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Thomas and Charlain Swenson

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 35910 Delta Breeze Court

City: Clarksburg State: CA ZIP Code: 95612

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:
Parcel B of Parcel Map Book5, Page 33, O.R. Yolo County, A.P.N. 043-230-037-000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Accessory Storage Building

A5. Latitude/Longitude: Lat. 38°25'08.95"N Long. 121°32'03.89"W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 1200 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☒ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: _____ Engineered flood openings: 6

d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): 1320 sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): NA sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: NA sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: _____ Engineered flood openings: NA

d) Total net open area of non-engineered flood openings in A9.c: NA sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): NA sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): NA sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: Yolo County Unicorporated B1.b. NFIP Community Identification Number: 060423

B2. County Name: Yolo County B3. State: CA B4. Map/Panel No.: 06113C0745 B5. Suffix: G

B6. FIRM Index Date: 6/18/2010 B7. FIRM Panel Effective/Revised Date: 6/18/2010

B8. Flood Zone(s): A B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 19.5

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☐ FIRM ☐ Community Determined ■ Other: CLARKSBURG DEPTH OF FLOOD MAPPING

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 35910 Delta Breeze Court

City: Clarksburg State: CA ZIP Code: 95612

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: Pier 16 RM 1-Tidal JS1559 Vertical Datum: 13.5

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	8.61	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	NA	☐ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	NA	☐ feet ☐ meters
d) Attached garage (top of slab):	NA	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	NA	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	7.30	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	7.50	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	NA	☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Dennis Barksdale License Number: LA 8752

Title: Licensed Land Surveyor

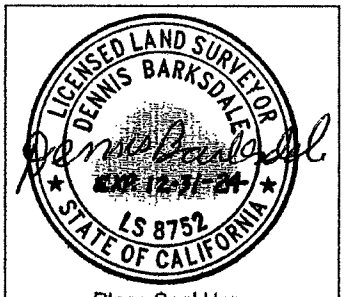
Company Name: Claybar Engineering, Inc.

Address: 9354 Elk Grove Florin Road

City: Elk Grove State: CA ZIP Code: 95624

Signature: Dennis Barksdale Date: 9-29-2023

Telephone: 916-207-9026 Ext.: Email: dcb@claybar.com



Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

The information on this elevation certificate is based on a field survey of the "under construction" form boards prepared by me or under my supervision on July 31,2023.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:	**FOR INSURANCE COMPANY USE**
City: _____ State: _____ ZIP Code: _____	Policy Number: _____
	Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:	FOR INSURANCE COMPANY USE
City: _____ State: _____ ZIP Code: _____	Policy Number: _____ Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☑ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: BR23-086 G6. Date Permit Issued: 7/14/23

G7. Date Certificate of Compliance/Occupancy Issued: 11/20/23

G8. This permit has been issued for: ☑ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: 8.61 ☒ feet ☐ meters Datum: NAVD88

G9.b. Elevation of bottom of as-built lowest horizontal structural member: n/a ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: 19.5 ☒ feet ☐ meters Datum: NAVD88

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: 9.61 ☒ feet ☐ meters Datum: NAVD88

G11. Variance issued? ☑ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: Scott Doolittle Title: CBO / Flood Admin

NFIP Community Name: Yolo County

Telephone: Ext.: _____ Email: scott.doolittle@yolocounty.org

Address: 292 W Beamer St. Woodland CA 95695

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

See attached variance for SFD ag structure.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:	**FOR INSURANCE COMPANY USE**
City: _____ State: _____ ZIP Code: _____	Policy Number: _____
	Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 35910 DELTA BREEZE COURT

City: CLARKSBURG State: CA ZIP Code: 95612

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

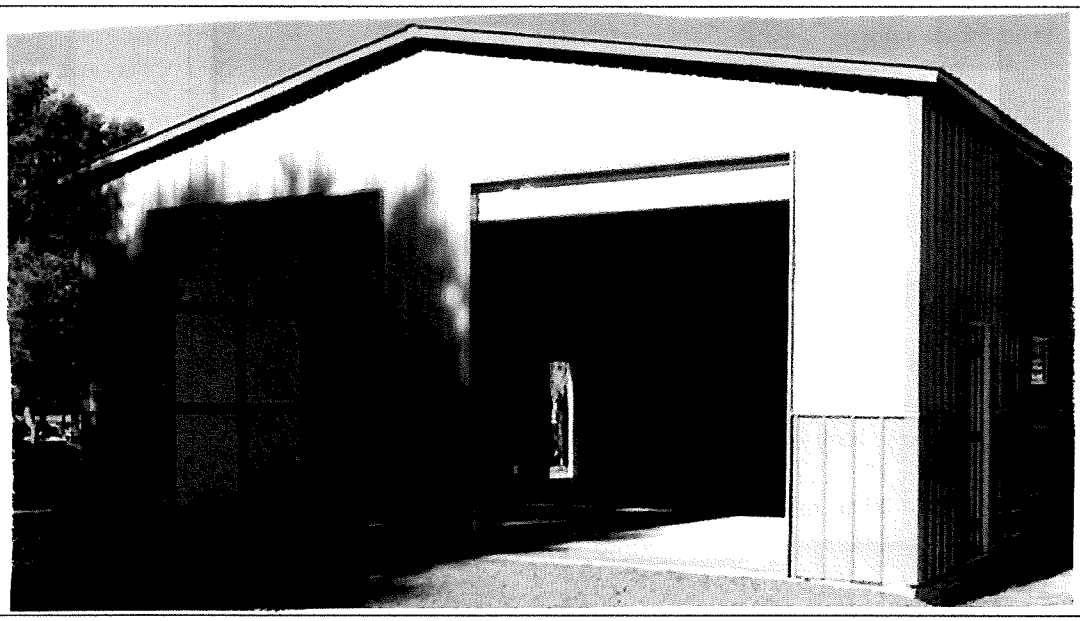


Photo One Caption: **LOOKING SOUTHERWESTERLY AT CONSTRUCTED BUILDING**

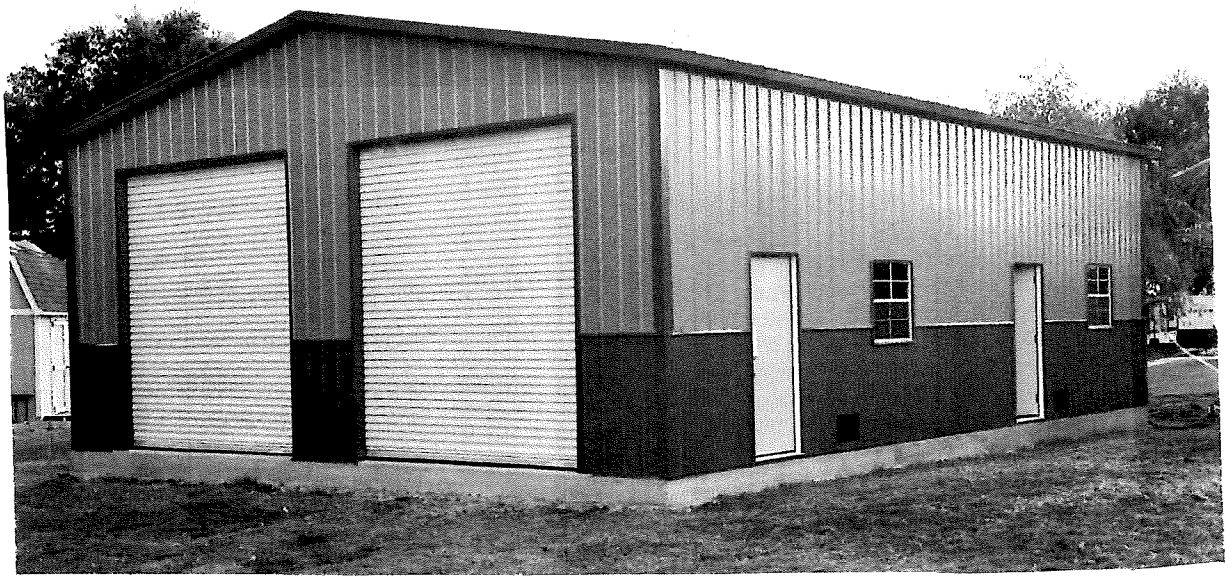


Photo Two Caption: **LOOKING WESTERLY AT CONSTRUCTED BUILDING**

ICC EVALUATION SERVICE

ICC-ES Evaluation Report

ESR-3560

Reissued September 2020

This report is subject to renewal September 2021.

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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

FLOOD FLAPS®, LLC

EVALUATION SUBJECT:

FLOOD FLAPS® AUTOMATIC FLOOD VENTS: MODELS FFWF12; FFNF12; FFWF08; FFNF08; FFWF05; FFNF05

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2018, 2015, 2012 and 2009 *International Building Code®* (IBC)
- 2018, 2015, 2012 and 2009 *International Residential Code®* (IRC)

Properties evaluated:

- Physical operation
- Water flow
- Weathering

2.0 USES

Flood Flaps® automatic flood vents are used to provide for the equalization of hydrostatic flood forces on exterior walls. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

Flood Flaps® automatic flood vents are engineered mechanically operated flood vents (FVs) that automatically allow flood waters to enter and exit enclosed areas. The FVs are constructed of ABS plastic which serves as the FV's housing, and a front grill that contains an anodized metal screen imbedded in polypropylene plastic. On contact with rising flood water, the grill will disengage from its secured position, allowing flood water and debris to flow through in either direction. The FVs are available in two series as described in Section 3.3.

The sealed series models contain two rubber flaps that close the FV to the passage of air when using with conditioned areas or sealed crawl spaces. In the same manner as the grill, the two rubber flaps are pushed open by water pressure, allowing water and debris to flow through the FV in either direction. See Figure 1 for an illustration of the Flood Flaps® automatic FV.

3.2 Engineered Opening:

The Flood Flaps® automatic FVs comply with the design principle noted in Sections 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 (2018 and 2015 IBC and IRC) [Section 2.6.2.2 of ASCE/SEI 24-05 (2012 and 2009 IBC and IRC)] for a rate of rise and fall of 5 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Flood Flaps® automatic FVs must be installed in accordance with Section 4.0.

3.3 Flood Vent Series Models:

Flood Flaps® automatic FVs are available in two series with multiple models and sizes as described in Table 1. The sealed series models, designated FFWF, include two rubber flaps for the prevention of air flow. The multi-purpose series, designated FFNF, omits the rubber flaps.

3.4 Natural Ventilation:

Flood Flaps® automatic FV models FFNF12, FFNF08, FFNF05, and FFNF02 have metal screens with 1/4 inch by 1/4 inch (6 mm by 6 mm) openings and provide 37 square inches (0.02 m2) of net free opening to supply natural ventilation for under-floor ventilation. Flood Flaps® automatic FV models FFWF12, FFWF08, and FFWF05 have not been evaluated for use as openings for under-floor ventilation.

4.0 DESIGN AND INSTALLATION

Flood Flaps® automatic FVs are designed to be installed into walls of existing or new construction. Installation of the FVs must be in accordance with the manufacturer's instructions, the applicable code and this report. Flood Flaps® automatic FVs can be installed in wood, masonry and concrete walls up to a thickness of 12 inches (305 mm). In order to comply with the engineered opening design principle noted in Sections 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 (2018 and 2015 IBC and IRC) [Section 2.6.2.2 of ASCE/SEI 24-05 (2012 and 2009 IBC and IRC)], the Flood Flaps® FVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 220 square feet (20 m^2) of enclosed area.

- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305 mm) above grade.

5.0 CONDITIONS OF USE

The Flood Flaps® automatic flood vents described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The Flood Flaps® automatic FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

5.2 The Flood Flaps® automatic FVs must not be used in place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised October 2017).

7.0 IDENTIFICATION

7.1 The Flood Flaps® models recognized in this report are identified by a label bearing the manufacturer's name, the model number, and the evaluation report number (ESR-3560).

7.2 The report holder's contact information is the following:

FLOOD FLAPS®, LLC
POST OFFICE BOX 1003
ISLE OF PALMS, SOUTH CAROLINA 29451
(843) 881-0190
www.floodflaps.com
info@floodflaps.com

TABLE 1—FLOOD FLAP AUTOMATIC FLOOD VENT MODEL SIZES

MODEL NUMBER	MODEL DESIGNATION	ROUGH OPENING (Width X Height) (inches)	VENT SIZE (W X H X D) (inches)	ENCLOSED AREA COVERAGE (ft^2)	NET FREE AREA OPENING[1] (in^2)
FFWF12	Sealed Series	16 x 8	$15^5/_8$ X $7^3/_4$ X 12	220	NA
FFNF12	Multi-Purpose	16 x 8	$15^5/_8$ X $7^3/_4$ X 12	220	37
FFWF08	Sealed Series	16 x 8	$15^5/_8$ x $7^3/_4$ x 8	220	NA
FFNF08	Multi-Purpose	16 x 8	$15^5/_8$ x $7^3/_4$ x 8	220	37
FFWF05	Sealed Series	16 x 8	$15^5/_8$ x $7^3/_4$ x 5	220	NA
FFNF05	Multi-Purpose	16 x 8	$15^5/_8$ x $7^3/_4$ x 5	220	37

For **SI:** 1 inch = 25.4 mm; 1 ft^2 = 0.093 m^2

[1]For under-floor ventilation only.

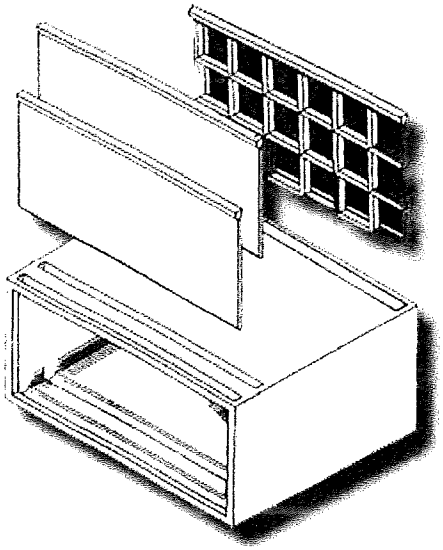

FIGURE 1—FLOOD FLAPS® AUTOMATIC FLOOD VENT

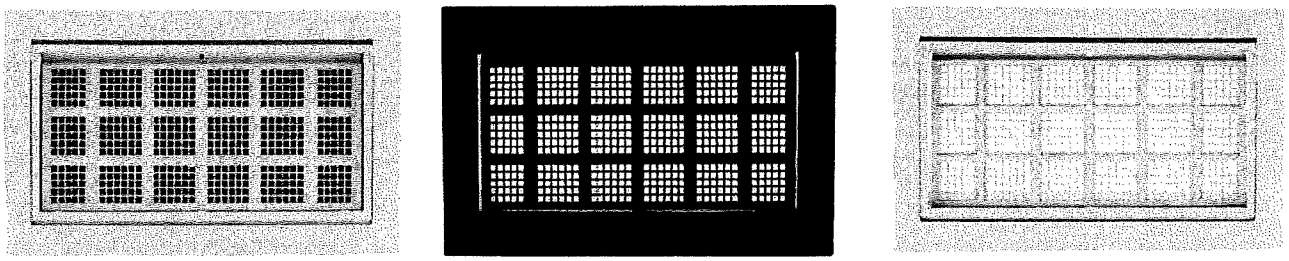

FIGURE 2—FLOOD FLAPS® AUTOMATIC FLOOD VENT SERIES MODELS

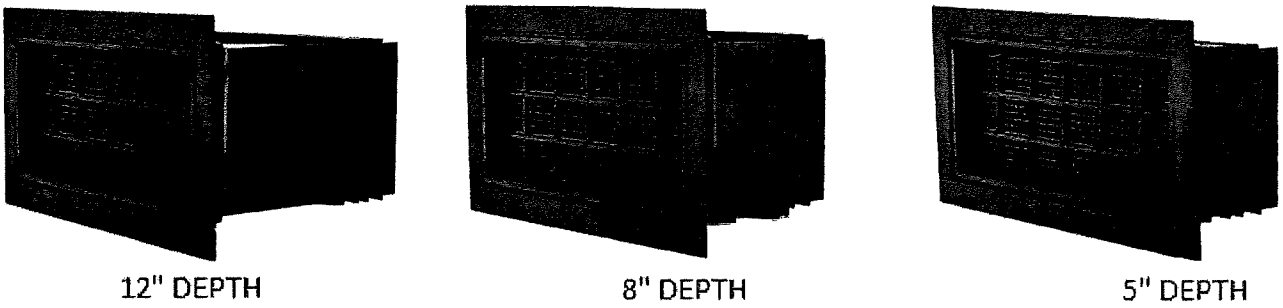

FIGURE 3—FLOOD FLAPS® AUTOMATIC FLOOD VENTS MULTIPLE DEPTH OFFERINGS

DIVISION: 08 00 88—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

FLOOD FLAPS®, LLC

EVALUATION SUBJECT:

FLOOD FLAPS® AUTOMATIC FLOOD VENTS: MODELS FFWF12; FFNF12; FFWF08; FFNF08; FFWF05; FFNF05

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Flood Flaps® automatic flood vents, described in ICC-ES evaluation report ESR-3560, has also been evaluated for compliance with the code(s) noted below.

Applicable code edition(s):

- 2019 *California Building Code* (CBC)
- 2019 *California Residential Code* (CRC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) and Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

2.0 CONCLUSIONS

2.1 CBC:

The Flood Flaps® automatic flood vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-3560, comply with CBC Chapter 12, provided the design and installation are in accordance with the 2018 *International Building Code®* (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16, as applicable.

2.1.1 OSHPD: The applicable OSHPD Sections of the CBC are beyond the scope of this supplement.

2.1.2 DSA: The applicable DSA Sections of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Flood Flaps® automatic flood vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-3560, comply with 2019 CRC, provided the design and installation are in accordance with the 2018 International Residential Code® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report reissued September 2020.

ICC-ES Evaluation Report

ESR-3560 FBC Supplement

Reissued September 2020

This report is subject to renewal September 2021.

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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

FLOOD FLAPS®, LLC

EVALUATION SUBJECT:

FLOOD FLAPS® AUTOMATIC FLOOD VENTS: MODELS FFWF12; FFNF12; FFWF08; FFNF08; FFWF05; FFNF05

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Flood Flaps® automatic flood vents, described in ICC-ES evaluation report ESR-3560, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2017 *Florida Building Code—Building*
- 2017 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Flood Flaps flood vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-3560, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design and installation are in accordance with the 2015 *International Building Code®* provisions noted in the evaluation report.

Use of the Flood Flaps flood vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential.*

For products falling under Florida Rule 9N-3, verification that the report holder's quality-assurance program is audited by a quality-assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official, when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued September 2020.

2023-0004157
Yolo County Clerk/Recorder
Jesse Salinas
Wednesday, Mar 22, 2023 10:19:16 AM
Titles: 1 Pages: 6
Fees: $31.00
CA SB2 Fee: $0.00
Taxes: $0.00
Total: $31.00
COMMUNITY SERVICES

COUNTY RECORDER
Filing Requested by:
Yolo County Department of Community Services
Attn: Scott Doolittle, Floodplain Administrator
292 West Beamer Street
Woodland, CA 95695

VARIANCE TO THE YOLO COUNTY FLOOD PROTECTION ORDINANCE ZONE FILE #2022-0077

SB 2 - Govt Exempt

APPLICANT/PROPERTY OWNER

THOMAS A & CHARLAIN M SWENSON
35910 DELTA BREEZE CT
CLARKSBURG, CA 95612

PROJECT LOCATION

Subject property is located on Delta Breeze Court within the community of Clarksburg, in the unincorporated area of the County (APN: 043-230-037).

PROPOSED PROJECT

The project is a request for the approval of a flood variance to construct a 1,200- square foot steel structure on an approximately 1.97-acre residentially zoned parcel located within the Federal Emergency Management Agency (FEMA) designated Flood Zone A, as referenced on panel #06113C0745 G, effective June 18, 2010. The Base Flood Elevation is 19.5 FT (NAVD 88). Yolo County has a minimum freeboard of one foot, making the Design Elevation 20.5 FT (NAVD 88). Based on Yolo County topographic maps, the grades on the parcel vary from 11.0 FT to 14.0 FT (NAVD 88). Therefore, the design flood depth varies from 6.5 FT to 9.5 FT.

The proposal is to build the structure with a variance to approve the lowest floor to be constructed below the Base Flood Elevation using wet floodproofing following FEMA Policy #104-008-03. The structure will be used to store maintenance and groundskeeping equipment and will be constructed to meet all other Flood Protection Requirements.

REQUIRMENT FOR A FLOOD VARIANCE

Under Section 8-4.601 of the Yolo County Flood Protection Ordinance, variances pertain to a specific piece of property and are not personal in nature. The subject parcel must have physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. Such characteristics must pertain to the land itself, not to the structure, residents and/or property owners. The Floodplain Administrator must consider all technical evaluations, all relevant factors, and standards of construction for flood hazard reduction including the procedures in

Articles 4 (Administration) and 5 (Flood Protection Reduction) of the County's Flood Protection Ordinance.

Variances shall not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result. This project is not in a mapped regulatory floodway.

FEMA POLICY #104-008-03: Floodplain Management Requirements for Agricultural Structures and Accessory Structures issued February 2020

FEMA policy clarifies the requirements for granting variances and exceptions to the NFIP design and performance standards for agricultural and accessory structures in accordance with current FEMA regulations.

Agricultural structures and accessory structures are non-residential structures, and the NFIP requires new construction and substantial improvements of non-residential structures in Special Flood Hazard Areas (SFHA) to be elevated or dry floodproofed to or above the Base Flood Elevation (BFE). However, in accordance with the NFIP design and performance standards for floodplain management, wet floodproofing, as applied to buildings constructed at-grade, below the required elevation, or elevated on fill, may be an allowable alternative mitigation technique for certain agricultural structures and accessory structures.

Agricultural structures are not exempt from NFIP floodplain management requirements. Yolo County must apply the requirements of the Flood Protection Ordinance.

The community may allow certain agricultural and/or accessory structures located in the SFHA to be wet floodproofed in lieu of the elevation or dry floodproofing requirement, via variance. The variance must be for an individual structure. Justification for the variance must be on a case-by-case basis.

The proposed structure meets the definition of an accessory structure for floodplain management purposes. The proposed accessory structure has a low damage potential and is in Flood Zone A. The structure is not in a mapped regulatory floodway.

The structure is an agricultural or accessory structure which, if flooded, would not create a threat to public safety, health, and welfare. Such structures include but may not be limited to confinement operations; structures with liquefied natural gas terminals; and facilities producing and storing highly volatile, toxic, or water- reactive materials. Ideally, these structures should be located outside of the SFHA; however, when located within the SFHA, these structures must be elevated or dry floodproofed in accordance with NFIP design and performance standards.

ENVIRONMENTAL DETERMINATION

Approval of the Flood Variance is a "discretionary permit" subject to the California Environmental Quality Act (CEQA) and CEQA Guidelines. Under CEQA Guidelines § 15303, a Categorical Exemption has been deemed the appropriate level of environmental review for the project.

FINDINGS

In accordance with Section 8-4.603 of the Flood Damage Prevention Ordinance, the Floodplain Administrator finds that:

(Evidence to support the required findings is shown in Italics.)

1. **Good and sufficient cause has been demonstrated to support the variance.**

   Strict application of the Flood Protection requirements in Yolo County Code Title 7 Chapter 4 would deprive the property owner of similar privileges enjoyed by landowners located in a less restrictive flood zone. As more fully described in the findings below, the variance is appropriate to allow the applicant to appropriately develop his property, while minimizing impacts to the floodplain.

2. **Failure to grant the variance would result in exceptional hardship to the applicant.**

   The parcel is zoned for residential uses and is currently developed with a residential dwelling and related amenities. The occupants have a need for additional storage. This use is consistent with the adjacent uses throughout this area and would deprive the property of a necessary use if the variance were not granted, resulting in exceptional hardship to the applicant.

3. **The granting of the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense; create a nuisance; cause fraud or victimization of the public; or conflict with existing laws or ordinances.**

   The proposed structure will allow for the automatic entry of floodwaters. It will not displace floodplain storage. It will not alter any drainage patters across this wide, flat, and deep floodplain. Approval of the variance would not result in increased flood heights or risks for any location or conflict with any laws or regulations.

4. **The variance is the minimum necessary, considering the flood hazard, to afford relief to the applicant.**

   The structure will be constructed at least 12 inches above highest adjacent grade. This height is consistent with building code requirements to provide basic drainage during heavy rains or minor flooding. A higher requirement would require the construction of larger sloped driveways that would have minimal impact on flood risk while requiring significant amounts of fill material to be introduced to the floodplain. The conditions of approval included in this minor variance approval will ensure that the applicant does not enjoy any special privileges that are unavailable to other landowners in the immediate area.

CONDITIONS OF APPROVAL

Approval of this Flood Variance is based on continued compliance with all identified Conditions of Approval, as described below:

1. The structure shall be constructed so that the lowest floor elevation is at least one foot above the Highest Adjacent Grade (HAG) as defined in the Flood Protection ordinance.
2. The structure shall be anchored to resist flotation, collapse, and lateral movement;
3. Those portions of the structure located below the base flood elevation shall be constructed of flood-resistant materials (See FEMA Technical Bulletin Number 2);

4. The structure shall be designed to allow for the automatic entry of flood waters using the venting requirements for enclosures found in County Code Section 8-4.501;
5. The structure shall be designed so that damage to the structures and their contents are minimized and no additional threats to public safety are created.
6. Electrical, mechanical, plumbing, and other utilities or equipment must be elevated or dry floodproofed to at least one foot above the BFE.
7. The structure shall comply with all other applicable provisions of the Yolo County Flood Damage Prevention Ordinance.
8. A copy of this notice shall be recorded in the office of the Yolo County Recorder in a manner such that the notice appears in the chain of title of the affected parcel of land. A copy of the recorded notice shall be provided to the Yolo County Department of Community Services.
9. The proposed structure shall be restricted to use as an accessory structure. It shall not be a place of human habitation, a place of employment, or a place open to the public.

APPEALS

The action of the Floodplain Administrator on any decision made pursuant to this chapter shall be final, unless within fifteen (15) days after such action, any person with appropriate legal standing files a written appeal, and pays the appropriate fee to the Clerk of the Planning Commission. The Planning Commission of Yolo County shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this chapter.

The timely filing of an appeal shall stay the Floodplain Administrator's decision, which shall serve as a recommendation to the Planning Commission. All such appeals shall reference the decision of the Floodplain Administrator and shall specifically describe the grounds for the appeal.

NOTICE:

Any applicant to whom a variance is granted shall be given written notice over the signature of the Floodplain Administrator that:

1. **The issuance of a variance to construction below the base flood level will result in increased premium rates for flood insurance up to amounts as high as $25 for each $100 of insurance coverage, and**
2. **Such construction below the base flood level increases risk to life a property.**

Scott Doolittle Date 3-3-23

Scott Doolittle, Chief Building Official & Floodplain Administrator
Yolo County Department of Community Services

ATTACHMENTS:
Attachment A FIRMETTE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Yolo)

On March 3, 2023 before me, C. Zaragoza
(insert name and title of the officer)

personally appeared Scott Paul Doolittle,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C. ZARAGOZA
COMM. # 2392935
NOTARY PUBLIC-CALIFORNIA
YOLO COUNTY
EXP. FEB 5, 2026

Signature C. Zaragoza (Seal)

National Flood Hazard Layer FIRMette

FEMA

121°32'22"W 38°25'24"N

121°31'44"W 38°24'56"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

END OF DOCUMENT

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/11/2023 at 4:24 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.