CITY OF STOCKTON

COMMUNITY DEVELOPMENT DEPARTMENT
345 N. El Dorado Street • Stockton, CA 95202 • 209-937-8561 • Fax 209-937-8893 • www.stocktongov.com

200-YEAR FLOOD ELEVATION CERTIFICATE

Copy all pages of this Elevation Certificate and all attachments for (1) community official and (2) building owner.

SECTION A – PROPERTY INFORMATION

A1. Building Owner's Name

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

City State ZIP Code

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

A4. Building Use (e.g., Residential, Non-Residential, Addition, etc.) _____

A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: ☐ NAD 1927 ☐ NAD 1983

A6. Attach at least 2 photographs of the building.

A7. Building Diagram Number (refer to FEMA Elevation Certificate instructions) _____

A8. For a building with an enclosure(s) below Lowest Floor for parking, storage, and building access:

a) Square footage of enclosure(s) _____ sq ft

b) Number of permanent flood openings in the enclosure(s) within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A8.b _____sq in

d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – MAP INFORMATION

B1. 200-Year Base Flood Elevation (200-Yr BFE): _____ feet

B2. Flood Depth(s) (may be approximate): _____ feet

B3. Indicate the source of the 200-Year Base Flood Elevation (BFE) data entered in Item B1:

☐ SB 5 on-line "200-Year Floodplain Analysis" (Date Obtained ___/___/_____) ☐ Other/Source (specify): _____

B4. Indicate elevation datum used for 200-Year BFE in Item B1:

☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source (specify): _____

Note – Data shown on on-line "200-Year Floodplain Analysis" is based on NAVD 1988 datum

IMPORTANT: In these spaces, copy the corresponding information from Section A.

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

City | State | ZIP Code

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

Complete Items C2.a–b below according to the building diagram specified in Item A7.

Benchmark Utilized: _____ Vertical Datum: _____

Indicate elevation datum used for the elevations in items a) through b) below.

☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

a) Top of lowest floor (excluding floor of enclosure limited to parking, storage, and building access) _____ feet

b) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____ feet

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by 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.

Certifier's Name | License Number

Title

Company Name

Address

City | State | ZIP Code

PLACE SEAL HERE

Signature | Date | Telephone

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

Comments (including existing ground elevations and type of equipment and location, per C2(b), if applicable)

IMPORTANT: In these spaces, copy the corresponding information from Section A.

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

City | State | ZIP Code

SECTION E – COMMUNITY INFORMATION

The following information is provided for community floodplain management purposes.

E1. Permit Number	E2. Date Permit Issued	E3. Date Certificate of Compliance/Occupancy Issued

E4. This permit has been issued for: ☐ New Construction ☐ Increase in Allowed Occupancy (nonresidential only)

Local Official's Name | Title

Community Name | Telephone

Signature | Date

Comments (including type of equipment and location, per C2(b), if applicable)

☐ Check here if attachments.

200-YEAR FLOOD ELEVATION CERTIFICATE – BUILDING PHOTOGRAPHS

IMPORTANT: In these spaces, copy the corresponding information from Section A.

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

City | State | ZIP Code

Affix at least 2 building photographs below. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One Caption

Photo Two

Photo Two Caption

200-YEAR FLOOD ELEVATION CERTIFICATE – BUILDING PHOTOGRAPHS

IMPORTANT: In these spaces, copy the corresponding information from Section A.

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

City | State | ZIP Code

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo One

Photo One Caption

Photo Two

Photo Two Caption

Instructions for Completing the 200-Year Elevation Certificate

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by law to certify elevation information when elevation information is required for projects identified on the effective 200-year floodplain analysis map. Community officials who are authorized by law or ordinance to provide floodplain management information may also complete this form.

The property owner, the owner's representative, or local official who is authorized by law to administer the community floodplain ordinance can complete Section A and Section B. The partially completed form can then be given to the land surveyor, engineer, or architect to complete Section C. The land surveyor, engineer, or architect should verify the information provided by the property owner or owner's representative to ensure that this certificate is complete.

SECTION A – PROPERTY INFORMATION

Items A1–A4. This section identifies the building, its location, and its owner. Enter the name(s) of the building owner(s), the building's complete street address, and the lot and block numbers. If the building's address is different from the owner's address, enter the address of the building being certified. If the address is a rural route or a Post Office box number, enter the lot and block numbers, the tax parcel number, the legal description, or an abbreviated location description based on distance and direction from a fixed point of reference. For the purposes of this certificate, "building" means both a building and a manufactured (mobile) home.

A map may be attached to this certificate to show the location of the building on the property. A tax map, or detailed community map is appropriate. If no map is available, provide a sketch of the property location, and the location of the building on the property. Include appropriate landmarks such as nearby roads, intersections, and bodies of water. For building use, indicate whether the building is residential, non-residential, an addition to an existing residential or non-residential building, an accessory building (e.g., garage), or other type of structure. Use the Comments area of the appropriate section if needed, or attach additional comments.

Item A5. Provide latitude and longitude coordinates for the center of the front of the building. Use either decimal degrees (e.g., 39.5043°, −110.7585°) or degrees, minutes, seconds (e.g., 39° 30' 15.5", −110° 45' 30.7") format. If decimal degrees are used, provide coordinates to at least 5 decimal places or better. When using degrees, minutes, seconds, provide seconds to at least 1 decimal place or better. The latitude and longitude coordinates must be accurate within 66 feet. When the latitude and longitude are provided by a surveyor, check the "Yes" box in Section D and indicate the method used to determine the latitude and longitude in the Comments area of Section D. If the Elevation Certificate is being certified by other than a licensed surveyor, engineer, or architect, this information is not required. Provide the type of datum used to obtain the latitude and longitude.

Item A6. The certifier must provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" × 3". Digital photographs are acceptable. Photographs are not required for “Construction Drawings” ECs as specified in Section C1.

Item A7. Select the diagram from the current FEMA Elevation Certificate Instructions (attached for reference) that best represents the building. If you are unsure of the correct diagram, select the diagram that most closely resembles the building being certified.

Item A8.a. Provide the square footage of the enclosure (used for parking, storage, and building access) below the lowest elevated floor of an elevated building with or without permanent flood openings. Take the measurement from the outside of the enclosure.

Items A8.b–d. Enter in Item A8.b the number of permanent flood openings in the enclosure that are no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. (A permanent flood opening is a flood vent or other opening that allows the free passage of water automatically in both directions without human intervention.) If the interior grade elevation is used, note this in the Comments area of Section D. Estimate the total net area of all such permanent flood openings in square inches, excluding any bars, louvers, or other covers of the permanent flood openings, and enter the total in Item A8.c. If the net area cannot be reasonably estimated, provide the size of the flood openings without consideration of any covers and indicate in the Comments area the type of cover that exists in the flood openings. Indicate in Item A8.d whether the flood openings are engineered. If applicable, attach a copy of the Individual Engineered Flood Openings Certification or an Evaluation Report issued by the International Code Council Evaluation Service (ICC ES), if you have it.

SECTION B –MAP INFORMATION

Complete the Elevation Certificate on the basis of the 200-Year Floodplain Analysis Map in effect at the time of the certification.

The information for Section B is obtained by reviewing the 200-Year Floodplain Analysis Map based on the building's location. The 200-Year Floodplain Analysis Map can be viewed online at: https://sjc-gis.maps.arcgis.com/apps/webappviewer/index.html?id=3b352a92c2c142ccbf07266fd69fe1fb. Information about the current 200-Year Floodplain Analysis Map can be obtained by calling the Community Development Department at (209) 937-8561.

Item B1. Determine the 200-year Base Flood Elevation from the CVFED Water Surface Contours layer on the online 200-Year Floodplain Analysis Map found at the above link. To view the contours, open the Layers tab and expand the list. The 200-year BFE can be determined using one of two options. Option 1, use the elevation from the water surface contour with the greatest elevation adjacent to the parcel as the 200-year BFE. Option 2, interpolate the 200-year BFE based on the distance to the building location from the adjacent water surface contour lines.

Item B2. Provide the flood depth(s) at the building location. This information may be approximated from the 200-Year Floodplain Analysis Map. The flood depth shall be determined by subtracting the existing ground elevation at the structure location from the 200-year BFE in Section B1. Provide the existing ground elevation information in the comments area of Section D.

Item B3. Provide the source of the 200-year BFE. If the 200-year BFE was obtained from the effective online 200-Year Floodplain Analysis map and data, provide the date the information was obtained. If the 200-year BFE was obtained from another source such as a detailed study, check the box for other and specify the source of the data. Indicate additional information about the source of the 200-year BFE in the comments area of Section D. Attach any supporting documentation to the back of the elevation certificate as required.

Item B4. Indicate the elevation datum used for the 200-year BFE. Note: Data shown on the online 200-Year Floodplain Analysis is based on NAVD 1988 datum.

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

Item C1. Indicate whether the elevations to be entered in this section are based on construction drawings, a building under construction, or finished construction. For either of the first 2 choices, a post-construction Elevation Certificate will be required when construction is complete. If the building is under construction, include only those elevations that can be surveyed in Items C2.a–b. Use the comments area of Section D to provide elevations obtained from the construction plans or drawings. Select "Finished Construction" only when all machinery and/or equipment such as furnaces, hot water heaters, heat pumps, air conditioners, and elevators and their associated equipment have been installed and the grading around the building is completed.

Item C2. A field survey is required for Items C2.a–b. Most control networks will assign a unique identifier for each benchmark. For example, the National Geodetic Survey uses the Permanent Identifier (PID). For the benchmark utilized, provide the PID or other unique identifier assigned by the maintainer of the benchmark. For GPS survey, indicate the benchmark used for the base station, the Continuously Operating Reference Stations (CORS) sites used for an On-line Positioning User Service (OPUS) solution (also attach the OPUS report), or the name of the Real Time Network used.

Also provide the vertical datum for the benchmark elevation. All elevations for the certificate, including the elevations for Items C2.a–b, must use the same datum on which the BFE is based. Show the conversion from the field survey datum used if it differs from the datum used for the 200-year BFE entered in Section B1 and indicate the conversion software used. Show the datum conversion, if applicable, in the comments area of Section D.

For property experiencing ground subsidence, the most recent reference mark elevations must be used for determining building elevations. However, when subsidence is involved, the BFE should not be adjusted. Enter elevations in Items C2.a–b to the nearest tenth of a foot.

Item C2.a. Enter the elevation for the top of the lowest habitable floor. If the building is constructed with an enclosure used only for parking, storage, and building access the lowest floor elevation will be the top of the floor constructed immediately above the enclosure. The elevation of the lowest habitable floor shall be within at least three (3) feet of the 200-year BFE entered in Section B1. For example, if the 200-year BFE is 10 feet, the elevation of the lowest floor shall be at an elevation of at least 7 feet.

Item C2.b. Enter the lowest platform elevation of the machinery or equipment servicing the building, typical items include: elevators and their associated equipment, furnaces, hot water heaters, heat pumps, air conditioners, electrical panel, or other utility platform that provides utility services for the building. The lowest elevation of machinery or equipment servicing the building shall be within at least three (3) feet of the 200-year BFE entered in Section B1. For example, if the 200-year BFE is 10 feet, the lowest piece of machinery or equipment shall be at an elevation of at least 7 feet. **If this item does not apply to the building, enter N/A for not applicable.**

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

Complete as indicated. This section of the Elevation Certificate may be signed by only a land surveyor, engineer, or architect who is authorized by law to certify elevation information. Place your license number, your seal (as allowed by the State licensing board), your signature, and the date in the box in Section D. You are certifying that the information on this certificate represents your best efforts to interpret the data available and that you understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Use the Comments area of Section D to provide datum, elevation, openings, or other relevant information not specified elsewhere on the certificate.

SECTION E – COMMUNITY INFORMATION

Complete as indicated. The community official who is authorized by law or ordinance to administer the community's floodplain management ordinance should complete this section.

Item E1. Permit Number. Enter the building permit number or other identifier to key the Elevation Certificate to the building permit issued for the building.

Item E2. Date Permit Issued. Enter the date the building permit was issued for the building.

Item E3. Date Certificate of Compliance/Occupancy Issued. Enter the date that the Certificate of Compliance or Occupancy or similar written official documentation of as-built lowest floor elevation was issued by the community as evidence that all work authorized by the floodplain development permit has been completed in accordance with the community's floodplain management laws or ordinances.

Item E4. New Construction or Increase in Allowed Occupancy (nonresidential only). Check the appropriate box for which the building permit was issued and the Elevation Certificate was completed.

Enter your name, title, and telephone number, and the name of the community. Sign and enter the date in the appropriate blanks. Additional information about the project should be entered in the comments area

Building Diagrams

The following diagrams illustrate various types of buildings. Compare the features of the building being certified with the features shown in the diagrams and select the diagram most applicable. Enter the diagram number in Item A7, the square footage of crawlspace or enclosure(s) and the area of flood openings in square inches in Items A8.a–c, the square footage of attached garage and the area of flood openings in square inches in Items A9.a–c, and the elevations in Items C2.a–h.

In A zones, the floor elevation is taken at the top finished surface of the floor indicated; in V zones, the floor elevation is taken at the bottom of the lowest horizontal structural member (see drawing in instructions for Section C).

DIAGRAM 1A

All slab-on-grade single- and multiple-floor buildings (other than split-level) and high-rise buildings, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor is at or above ground level (grade) on at least 1 side.*

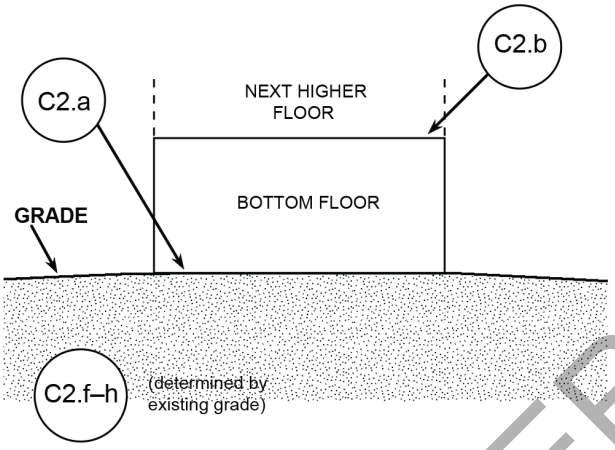


DIAGRAM 1B

All raised-slab-on-grade or slab-on-stem-wall-with-fill single- and multiple-floor buildings (other than split-level), either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor is at or above ground level (grade) on at least 1 side.*

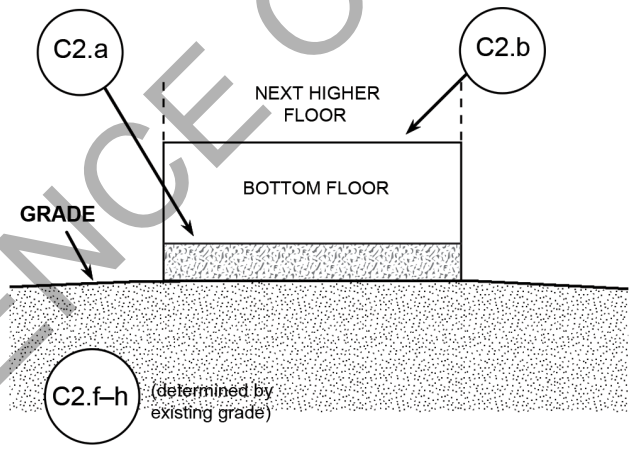


DIAGRAM 2A

All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides.*

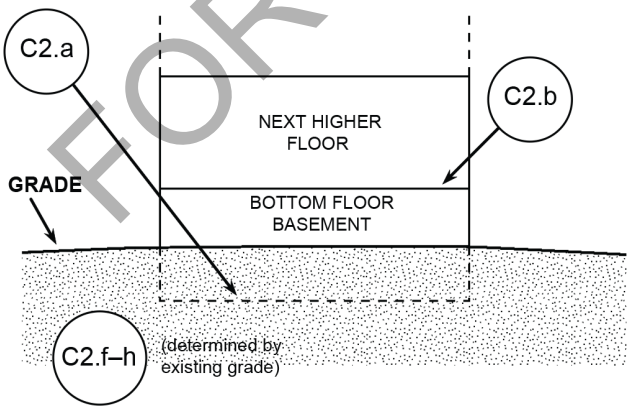
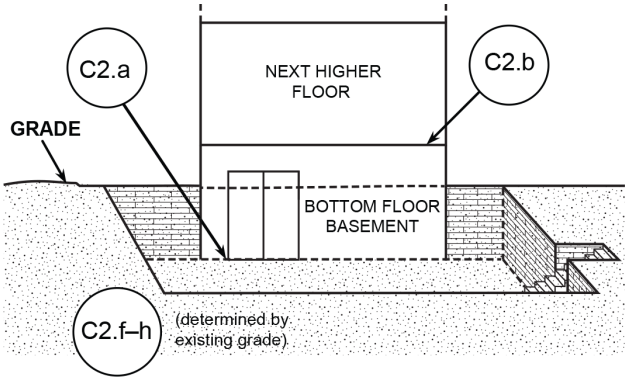


DIAGRAM 2B

All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides; most of the height of the walls is below ground level on all sides; and the door and area of egress are also below ground level on all sides.*



FOR REFERENCE ONLY

* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

Building Diagrams

DIAGRAM 3

All split-level buildings that are slab-on-grade, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (excluding garage) is at or above ground level (grade) on at least 1 side.*

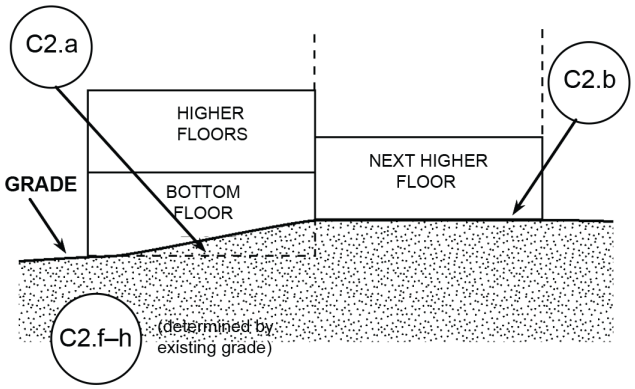


DIAGRAM 4

All split-level buildings (other than slab-on-grade), either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides.*

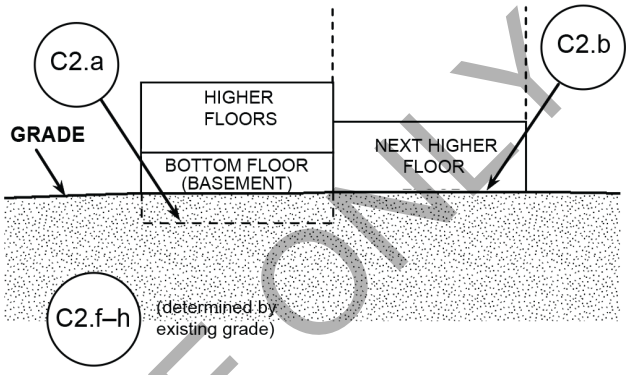


DIAGRAM 5

All buildings elevated on piers, posts, piles, columns, or parallel shear walls. No obstructions below the elevated floor.

Distinguishing Feature – For all zones, the area below the elevated floor is open, with no obstruction to flow of floodwaters (open lattice work and/or insect screening is permissible).

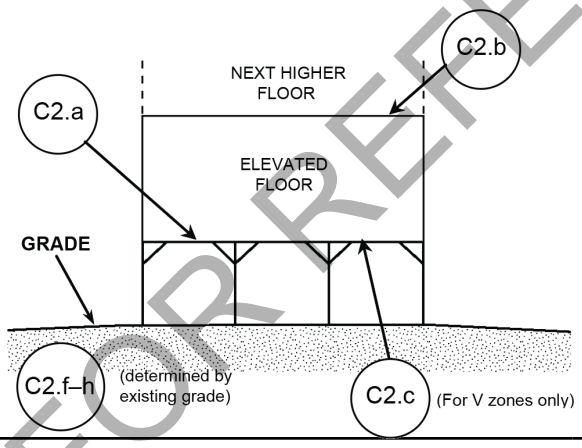
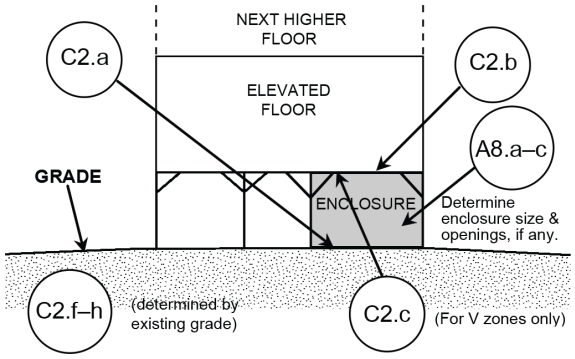


DIAGRAM 6

All buildings elevated on piers, posts, piles, columns, or parallel shear walls with full or partial enclosure below the elevated floor.

Distinguishing Feature – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings** present in the walls of the enclosure. Indicate information about enclosure size and openings in Section A – Property Information.



FOR REFERENCE ONLY

* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

** An "opening" is a permanent opening that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of 2 openings is required for enclosures or crawlspaces. The openings shall provide a total net area of not less than 1 square inch for every square foot of area enclosed, excluding any bars, louvers, or other covers of the opening. Alternatively, an Individual Engineered Flood Openings Certification or an Evaluation Report issued by the International Code Council Evaluation Service (ICC ES) must be submitted to document that the design of the openings will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening; openings may be installed in doors. Openings shall be on at least 2 sides of the enclosed area. If a building has more than 1 enclosed area, each area must have openings to allow floodwater to directly enter. The bottom of the openings must be no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. For more guidance on openings, see NFIP Technical Bulletin 1.

Building Diagrams

DIAGRAM 7

All buildings elevated on full-story foundation walls with a partially or fully enclosed area below the elevated floor. This includes walkout levels, where at least 1 side is at or above grade. The principal use of this building is located in the elevated floors of the building.

Distinguishing Feature – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings** present in the walls of the enclosure. Indicate information about enclosure size and openings in Section A – Property Information.

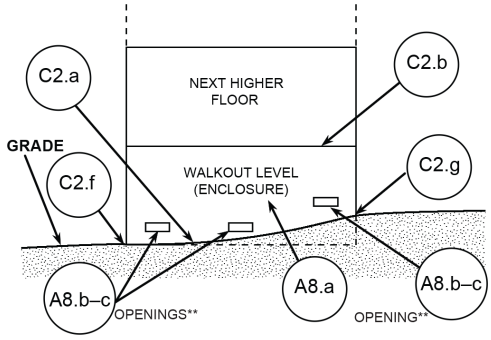


DIAGRAM 8

All buildings elevated on a crawlspace with the floor of the crawlspace at or above grade on at least 1 side, with or without an attached garage.

Distinguishing Feature – For all zones, the area below the first floor is enclosed by solid or partial perimeter walls. In all A zones, the crawlspace is with or without openings** present in the walls of the crawlspace. Indicate information about crawlspace size and openings in Section A – Property Information.

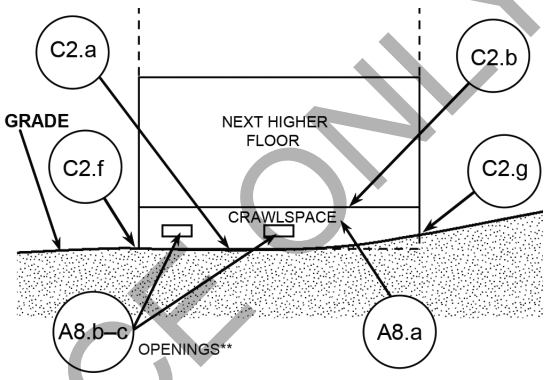
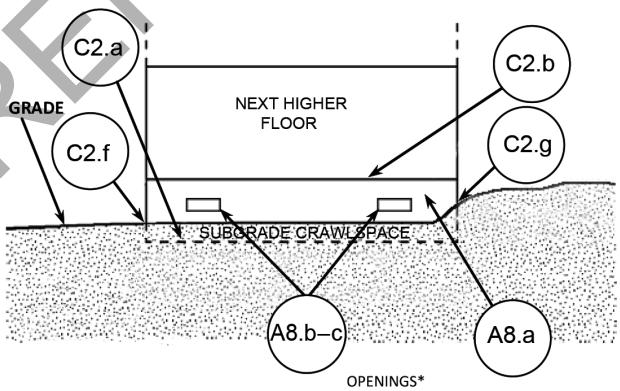


DIAGRAM 9

All buildings (other than split-level) elevated on a sub-grade crawlspace, with or without attached garage.

Distinguishing Feature – The bottom (crawlspace) floor is below ground level (grade) on all sides.* (If the distance from the crawlspace floor to the top of the next higher floor is more than 5 feet, or the crawlspace floor is more than 2 feet below the grade [LAG] on all sides, use Diagram 2A or 2B.)



FOR REFERENCE ONLY

* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

** An "opening" is a permanent opening that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of 2 openings is required for enclosures or crawlspaces. The openings shall provide a total net area of not less than 1 square inch for every square foot of area enclosed, excluding any bars, louvers, or other covers of the opening. Alternatively, an Individual Engineered Flood Openings Certification or an Evaluation Report issued by the International Code Council Evaluation Service (ICC ES) must be submitted to document that the design of the openings will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening; openings may be installed in doors. Openings shall be on at least 2 sides of the enclosed area. If a building has more than 1 enclosed area, each area must have openings to allow floodwater to directly enter. The bottom of the openings must be no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. For more guidance on openings, see NFIP Technical Bulletin 1.