**City of Santa Barbara**

**Building & Safety - Floodplain Management**

**Building Elevation Requirements**

**All Buildings**

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

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Repair, remodel, rehabilitation, renovation - NOT SI¹</td>
<td>Elevation not required</td>
<td>All work shall comply - At or above BFE</td>
<td>All work shall comply - 1’ above BFE</td>
</tr>
<tr>
<td>Repair, remodel, rehabilitation, renovation - SI</td>
<td>Building required to comply - 1’ above BFE</td>
<td>All work shall comply - 1’ above BFE</td>
<td>All work shall comply - 1’ above BFE</td>
</tr>
<tr>
<td>Lateral addition with repair, remodel, rehabilitation, renovation - SI</td>
<td>Addition and existing building required to comply - 1’ above BFE</td>
<td>Addition and existing building required to comply - 1’ above BFE</td>
<td>Addition and existing building required to comply - 1’ above BFE</td>
</tr>
<tr>
<td>Lateral addition only - SI</td>
<td>Addition and existing building required to comply - 1’ above BFE</td>
<td>Addition and existing building required to comply - 1’ above BFE</td>
<td>Addition and existing building required to comply - 1’ above BFE</td>
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<tr>
<td>Lateral addition, Not structurally connected - SI</td>
<td>Addition required to comply - 1’ above BFE Existing Building not required to comply</td>
<td>Addition required to comply - 1’ above BFE Existing Building not required to comply</td>
<td>Addition and existing building required to comply - 1’ above BFE</td>
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<tr>
<td>Lateral addition, structurally connected - SI</td>
<td>Addition and existing building required to comply - 1’ above BFE</td>
<td>Addition and existing building required to comply - 1’ above BFE</td>
<td>Addion and existing building required to comply - 1’ above BFE</td>
</tr>
<tr>
<td>Vertical addition above building, not SI</td>
<td>Elevation not required</td>
<td>All work shall comply - At or above BFE</td>
<td>Addition and existing building required to comply - 1’ above BFE</td>
</tr>
<tr>
<td>Vertical addition above building, SI</td>
<td>Addition and existing building required to comply - 1’ above BFE</td>
<td>Addition and existing building required to comply - 1’ above BFE</td>
<td>Addition and existing building required to comply - 1’ above BFE</td>
</tr>
<tr>
<td>Foundation repair, not SI</td>
<td>Elevation not required</td>
<td>Building required to comply - At or above BFE</td>
<td>Building required to comply - 1’ above BFE</td>
</tr>
<tr>
<td>Foundation repair, SI</td>
<td>Building required to comply - 1’ above BFE</td>
<td>Building required to comply - 1’ above BFE</td>
<td>Building required to comply - 1’ above BFE</td>
</tr>
<tr>
<td>Replace/extend foundation, SI</td>
<td>Building required to comply - 1’ above BFE</td>
<td>Building required to comply - 1’ above BFE</td>
<td>Building required to comply - 1’ above BFE</td>
</tr>
<tr>
<td>Repair damage, SD/5I³</td>
<td>Building required to comply - 1’ above BFE</td>
<td>Building required to comply - 1’ above BFE</td>
<td>Building required to comply - 1’ above BFE</td>
</tr>
<tr>
<td>Reconstruct new building on existing or new foundation, SI</td>
<td>Building required to comply - 1’ above BFE</td>
<td>Building required to comply - 1’ above BFE</td>
<td>Building required to comply - 1’ above BFE</td>
</tr>
</tbody>
</table>

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.

Revised 4/12/18