



City of Alameda, California

August 15, 2021

Dear Resident:

This yearly letter is in regard to construction within the Special Flood Hazard Area (commonly called the 100-year flood zone) in Alameda. On December 21, 2018, the Federal Emergency Management Agency (FEMA) mapped over 2,000 Alameda properties within the 100-year flood zone. You are receiving this letter because your property is considered to be one of those affected by FEMA's action.

If you are planning on remodeling or making additions to your property, please contact the City before you proceed. Construction in the mapped flood zone is subject to more stringent building regulations than elsewhere. **This applies to construction of new buildings, additions to existing buildings, and remodeling of existing buildings. It applies to the main house, accessory dwelling units, garages, and all other buildings larger than a 120 SF shed.** This does not apply to gazebos, carports, and other structures without walls.

The most notable requirement to be aware of is that the first floor of new buildings and "substantially improved" existing buildings (an existing building is "substantially improved" if the cost of improvements being proposed is equal to or greater than 50% of the market value of the existing structure as it sits now) must be elevated to at least one foot above the 100-year flood level (commonly called the "Base Flood Elevation").

Property owners are encouraged to confirm with the City: whether or not their proposed work is actually in the mapped flood zone (because there are inherent approximations within FEMA's flood mapping), how deep the 100-year flood could be at your specific property, and (if it's an existing building) whether the work being proposed is large enough to be considered "substantial improvement" and trigger the regulations. Remember, all new building construction automatically triggers the regulations.

Confirmation with the City should be done before the property owner invests time and expense in architectural or engineering design costs for their property.

To read more about the City's floodplain management regulations, please go to:
<https://www.alamedaca.gov/Departments/Public-Works/Flood-Maps>

Please feel free to call or email me with any questions at the phone or email listed below.

Sincerely,

A handwritten signature in black ink that reads "Andrew Nowacki".

Andrew Nowacki
Associate Civil Engineer
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Floodplain Management

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