

1 RESOLUTION NO. 60-25

2 (CODIFIED)

3 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHICO AMENDING TITLE 16R  
4 BUILDING STANDARDS OF THE CHICO MUNICIPAL CODE  
5

6 NOW, THEREFORE, BE IT RESOLVED the Council of the City of Chico does hereby  
7 adopt the following Resolution amending chapter 16R.37 as follows:

8 **Section 1.** That Section 16R.37.020, entitled "Findings.", is amended as follows:

9 **16R.37.020 Findings.**

10 In accordance with the provisions of Section 17958.5 of the Health and Safety Code,  
11 the city council finds that all of the floodplain standards set forth in this chapter which  
12 add to or are more restrictive than the standards set forth in Section 16R.02.010 of  
13 this code are required by local topographical conditions. In particular, the city council  
14 finds that the floodplain standards set forth in this chapter are applicable to buildings,  
15 structures, manufactured homes, underground electrical and plumbing subject to  
16 damage, earth movement activities, and other development or subdivisions that  
17 propose new such buildings, on property located within a special flood hazard area or  
18 area of moderate flood hazard that such property is situated at an elevation below the  
19 base flood level, that because such property is situated below the base flood level, it is  
20 subject to periodic inundation by flood waters, and that the flood standards set forth  
21 in this chapter are necessary in order to ensure that development is properly elevated,  
22 floodproofed and otherwise protected from flood damage, and in order to prevent  
23 such development from creating obstructions which cause or contribute to an increase  
24 in flood heights and velocities.

25 Required findings. Under California Government Code section 65962, if a proposed  
26 project is located within a flood hazard zone, the City may not approve 1) a  
27 Development Agreement; 2) a discretionary permit or other discretionary entitlement  
28 that would result in the construction of a new building or construction that would

1 result in an increase in allowed occupancy for an existing building; 3) a ministerial  
2 permit that would result in the construction of a new residence; 4) a tentative map, or  
3 a parcel map for which a tentative map was not required; unless the City finds, based  
4 on substantial evidence in the record, one of the following:

5 A. The facilities of the State Plan of Flood Control or other flood management facilities  
6 protect the project to the urban level of flood protection in urban or urbanizing areas;  
7 or, the national Federal Emergency Management Agency (FEMA) standard of flood  
8 protection in non-urbanized areas.

9 B. The City has imposed conditions on the permit or entitlement that will protect the  
10 project to the urban level of flood protection in urban and urbanizing area; or, the  
11 national Federal Emergency Management Agency (FEMA) standard of flood  
12 protection in non-urbanized areas.

13 C. If the property is intended to be protected by project levees, the City has made  
14 adequate progress on the construction of the flood protection system which will result  
15 in flood protection equal to or greater than the urban level of flood protection in urban  
16 and urbanizing areas; or, the national Federal Emergency Management Agency  
17 (FEMA) standard of flood protection in non-urbanized areas the urban level of flood  
18 protection shall be achieved by 2025.

19 D. The City has imposed conditions on the permit or entitlement that will protect the  
20 project to the National FEMA Standard of Flood Protection in an urban or urbanizing  
21 area where the project is subject to shallow flooding or local drainage.

22 **Section 2.** That Section 16R.37.025, entitled "Compliance", is adopted as follows:

23 **16R.37.025 Compliance.**

24 No new construction, or substantial improvement of a structure or other  
25 development that would require a building or grading permit pursuant to the  
26 applicable provisions of the California Building Code as adopted and modified in Title  
27 9 of the Code shall take place in an area of special flood hazard without full compliance  
28 with the terms of this chapter and other applicable flood control regulations. Violation

1 of the requirements (including violations of conditions and safeguards established in  
2 connection with conditions) shall constitute an infraction. Nothing herein shall  
3 prevent the City from taking such lawful action as is necessary to prevent or remedy  
4 any violation.

5 **Section 3.** That Section 16R.37.060, entitled "Standards of construction - Elevation  
6 and floodproofing.", is amended as follows:

7 **16R.37.060 Standards of construction - Elevation and floodproofing.**

8 A. Residential construction, new or substantial improvement, shall have the lowest  
9 floor, including basement:

10 1. Within a zone designated as AO on the approved floodplain maps on file in the  
11 office of the building division, elevated above the highest adjacent grade to a height  
12 equal to or exceeding one foot above the depth number specified in feet on the flood  
13 insurance rate map, or elevated at least two feet above the highest adjacent grade if  
14 no depth number is specified.

15 2. Within a zone designated as A on the approved floodplain maps on file in the office  
16 of the building division, elevated to at least one foot above the base flood elevation, as  
17 determined by the building official.

18 3. In all other zones, elevated to at least one foot above the base flood elevation.

19 Upon completion of the structure, the elevation of the lowest floor including  
20 basement shall be certified by a licensed architect, licensed land surveyor, or  
21 registered civil engineer, and verified by the building official to be properly elevated.

22 B. Nonresidential construction, new or substantial improvement, shall either be  
23 elevated to conform with Section 16R.37.060-A of this chapter or together with  
24 attendant utility and sanitary facilities:

25 1. Be floodproofed below the elevation required by Section 16R.37.060-A of this  
26 chapter so that the structure is watertight with walls substantially impermeable to the  
27 passage of water;

28 2. Have structural components capable of resisting hydrostatic and hydrodynamic

1 loads and effects of buoyancy; and

2 3. Be certified by a licensed architect or registered civil engineer that the standards  
3 of this section have been satisfied. Such certification shall be provided to the building  
4 official.

5 C. All new construction and substantial improvement with fully enclosed areas below  
6 the lowest floor, excluding basements, that are usable solely for parking of vehicles,  
7 building access or storage, and which are subject to flooding, shall be designed to  
8 automatically equalize hydrostatic flood forces on exterior walls by allowing for the  
9 entry and exit of floodwater. Designs for meeting this requirement must exceed the  
10 following minimum criteria:

11 1. Be certified by a licensed architect, licensed land surveyor, or registered civil  
12 engineer; or

13 2. Have a minimum of two openings having a total net area of not less than one square  
14 inch for every foot of enclosed area subject to flooding. The bottom of all openings  
15 shall be no higher than one foot above grade. Openings may be equipped with screens,  
16 louvers, valves or other coverings or devices provided that they permit the automatic  
17 entry and exit of floodwater.

18 D. Manufactured homes shall also meet the standards in Section 16R.37.080 of this  
19 chapter.

20 **Section 4.** That Section 16R.37.080, entitled "Standards for manufactured homes.", is  
21 amended as follows:

22 **16R.37.080 Standards for manufactured homes.**

23 A. All manufactured homes that are placed or substantially improved, within Zones  
24 A1- 30, AH, and AE on the approved floodplain maps on file in the office of the building  
25 division, on sites located:

- 26 1. outside of a manufactured home park,  
27 2. in a new manufactured home park,  
28 3. in an expansion to an existing manufactured home park, or

1 4. in an existing manufactured home park on a site upon which a manufactured home  
2 has incurred "substantial damage" as the result of a flood, shall be elevated on a  
3 permanent foundation such that the lowest floor of the manufactured home is elevated  
4 to or above the base flood elevation and be securely anchored to an adequately  
5 anchored foundation system to resist flotation collapse and lateral movement.

6 B. All manufactured homes to be placed or substantially improved on sites in an  
7 existing manufactured home park within Zones A1-30, AH, or AE on the approved  
8 floodplain maps on file in the office of the building division that are not subject to the  
9 provisions of Section 16R.37.080-A of this chapter will be elevated so that either the:

10 1. Lowest floor of the manufactured home is at or at least one foot above the base  
11 flood elevation, or

12 2. Manufactured home chassis is supported by reinforced piers or other foundation  
13 elements of at least equivalent strength that are no less than 36 inches in height above  
14 grade and be securely anchored to an adequately anchored foundation system to resist  
15 flotation, collapse, and lateral movement.

16 3. Mechanical equipment including condensing units and mechanical ducting shall be  
17 elevated and protected from potential flooding.

18 **Section 5.** That Section 16R.37.095, entitled "Standards for subdivisions.", is adopted  
19 as follows:

20 **16R.37.095 Standards for subdivisions.**

21 A. All preliminary subdivision proposals shall identify the flood hazard area and the  
22 base flood elevation. The documents shall clearly indicate the Lowest Adjacent Grade  
23 and the Highest Adjacent Grade prior to the alteration of the existing topography  
24 before grading (cut or fill).

25 B. All final subdivision plans will provide the lowest floor elevation of proposed  
26 structures and pads. If the site is filled above the base flood, the final pad elevation  
27 shall be certified by a registered professional engineer and provided to the Floodplain  
28 Administrator and a Letter of Map Revision will be submitted to FEMA.

1 C. All subdivision proposals shall be consistent with the need to minimize flood  
2 damage.

3 D. All subdivision proposals shall have public utilities and facilities such as sewer, gas,  
4 electrical and water systems located and constructed to minimize flood damage.

5 E. All subdivisions shall provide adequate drainage to reduce exposure to flood  
6 hazards.

7 **Section 6.** This Resolution shall be effective thirty (30) days following its adoption.

8 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the City Council of the  
9 City of Chico held on October 21, 2025, by the following vote:

10 AYES: **Goldstein, Hawley, O'Brien, van Overbeek, Winslow, Bennet, Reynolds**

11 NOES: **None**

12 ABSENT: **None**

13 ABSTAINED: **None**

14 DISQUALIFIED: **None**

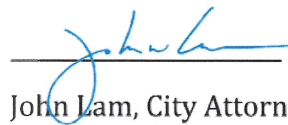
15 ATTEST:

APPROVED AS TO FORM:

16 

18 Deborah R. Presson

19 City Clerk

20 

John Lam, City Attorney\*

21 \*Pursuant to The Charter of  
22 the City of Chico, Section 906(E)  
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