



## COUNTY OF LAKE WATER RESOURCES

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### FLOOD MANAGEMENT GUIDELINES MANUFACTURED HOME/MOBILE HOME INSTALLATION

As a service to the applicant for an Installation Permit, the Water Resources Department will determine whether or not a given parcel of land lies within the 100 year floodplain or floodway as shown on Flood Insurance Rate Maps prepared for the National Flood Insurance Program.

If the proposed pad is determined to be within a floodplain or near a floodway, Chapter 25 of the Lake County Code applies. The following procedure should be followed:

1. The Owner or Installer is required to have a registered engineer or licensed land surveyor set a permanent elevation benchmark on the property from which the lowest floor elevation can be referenced. At the time the benchmark is set, the elevation of the pad must be determined by the engineer/surveyor and a letter stating the pad elevation and benchmark location and elevation should be provided to the Owner by the engineer/surveyor.
2. The Owner or Installer submits a copy of the engineer's/surveyor's letter to the County and completes Form HCD 547.
3. Manufactured homes in designated floodplains must meet the following requirements:
  - a. The lowest floor must be at least one foot above the 100 year flood elevation and be secured to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
  - b. The structure must be constructed of materials and equipment that are resistant to flood damage.
  - c. Construction methods and practices that minimize flood damage must be used.
  - d. Adequate drainage paths around structures within AO Zones must be provided.
  - e. All utility and sanitary facilities must be floodproofed up to one foot above the 100 year flood elevation.
  - f. Fully enclosed areas subject to flooding shall be designed to automatically equalize hydrostatic flood forces by allowing for entry and exit of floodwaters. A minimum of two openings less than one foot above grade with a total net area of one square inch per one square foot of enclosed area shall be provided.

4. After the manufactured home is installed, an elevation certificate must be prepared by an engineer/surveyor certifying that the lowest floor is at least one foot above the 100 year flood elevation, and a copy of the elevation certificate must be provided to the County.

Since the Flood Insurance Study and associated mapping does not address itself to all minor drainage areas and localized low spots in the County, the information provided by County staff applies only to the flood zones as delineated by the Flood Insurance Maps.

It is ultimately the Owner/Installer's responsibility to consider local drainage patterns and building site elevations.

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