

CHAPTER 19 FLOODPLAIN GUIDELINES

SUMMARY

The City of Houston adopted amendments to Chapter 19 on April 3, 2018. Chapter 19 Guidelines are a companion to the Floodplain Ordinance. The Guidelines establish procedures for implementing the ordinance. An updated Draft of Chapter 19 Guidelines has been prepared and is now available for public review and comment.

Chapter 19 will become effective September 1, 2018. Any administratively complete plans submitted for review prior to September 1, 2018 will be reviewed based on the 2008 Chapter 19. Any plans that are submitted prior to September 1, 2018, that are not administratively complete, or plans submitted on or after September 1, 2018, will be reviewed based on the 2018 Chapter 19.

Only the scope of work included in plans submitted or approved prior to September 1, 2018, may proceed under the provisions of the 2008 Chapter 19. Changes to previously approved plans will be reviewed as outlined above.

BELOW IS A SUMMARY OF KEY PROVISIONS:

| | 100-year Floodplain | 500-year Floodplain |
|--|--|---|
| Elevation – New Structures (Flood-protection permitted for Non-residential Structures) | 500-year +2 feet | 500-year +2 feet |
| Elevation of Residential Additions 1/3 of footprint or smaller | 100-year +1 foot | No requirement |
| Elevation of Residential Additions greater than 1/3 of footprint and all Non-residential Additions | 500-year +2 feet | 500-year + 2 feet |
| Substantial Improvement | 500-year + 2 feet | No requirement |
| Substantial Damage | Applies | Does not apply |
| Mitigation | Compensate for fill placed below the 500-year flood elevation | Compensate for fill placed below the 500-year flood elevation No mitigation required if applicant demonstrates no impact to 100-year overland sheet flow |
| Parking, Access and Storage Enclosures | Flood openings required if below 500-year flood elevation | Flood openings required if below 500-year flood elevation |
| Conveyance | No change | Does not apply |
| No Impact | No change | Does not apply |
| Mitigation Recertification | All mitigation facilities permitted under new ordinance | All mitigation facilities permitted under new ordinance |

APPROACH

The City of Houston will reduce the risk of flood loss for future development and redevelopment by ordinance revisions, new regulations, building codes and design guidelines. Existing development will be improved through Capital Improvement Projects, buyouts, home elevations and demo-rebuilds.

GUIDELINES HIGHLIGHTS

- ✓ New Permit Procedures
- ✓ Updated Design Procedures
- ✓ Enhanced Enforcement Tools
- ✓ Clarification of City Engineer's Duties
- ✓ Incorporation of Substantial Damage Procedures

GRADING & SITE IMPROVEMENTS

Grading and site improvements included in administratively complete site work plans submitted or approved before September 1, 2018 will be reviewed, permitted and constructed based on the 2008 Chapter 19. Any plans for buildings submitted on or after September 1, 2018 will be reviewed, permitted and constructed based on the 2018 Chapter 19.

In order for buildings to be reviewed under the 2008 Chapter 19, administratively complete building plans must be submitted before September 1, 2018. That is, for a building in the 100-year or 500-year floodplain to be built below the 500 year flood elevation plus 2 feet, full building (not just foundation) plans must be submitted prior to September 1, 2018.

DRAINAGE PLAN FOR PLAT

Drainage plans for plat submitted prior to September 1, 2018, will be reviewed and approved based on the 2008 Chapter 19. However, plans submitted for such a development on or after September 1, 2018 will be reviewed, permitted and constructed based on the 2018 Chapter 19, regardless of the date of drainage plan for plat submittal.

ADMINISTRATIVELY COMPLETE PLAN SUBMITTAL

Residential plan submittals are considered to be administratively complete when HPC is in receipt of all required drawings, documents, worksheets and forms as outlined on the [Residential Prerequisite Checklist \(Document 1301\)](#).

Commercial plan submittals are considered to be administratively complete when HPC is in receipt of all required drawings, documents, worksheets and forms as outlined on the [Commercial Prerequisite Checklist \(Document 1105\)](#).

For additional plan submittal information visit the below links:

<https://www.houstonpermittingcenter.org/code-enforcement/residential-plan-review.html#documents>

<https://www.houstonpermittingcenter.org/code-enforcement/commercial-plan-review.html/#requirement>