

# Flood Gate Ordinance – Commercial Properties

## Overview

Municipal Code Section 7.11 – Protection of Flood Hazard Areas was recently amended to require commercial properties in the Special Flood Hazard Area (SFHA) to install flood gates. Flood gates are intended to protect structures and its contents from flood damage.

The Flood Gate Ordinance requires:

- Installation of flood gates for commercial buildings in the SFHA
- Flood gates designed to prevent flooding up to 6 inches above the base flood elevation (BFE)
- Flood gates to be kept on site and in working order
- Commercial properties to maintain a flood gate plan on site and on record with the Town
- Employees to be trained on how to install flood gates



Please see the Flood Gate Ordinance on Town website for a full description of requirements.

## Base Flood Elevation



The BFE is the water elevation resulting from a flood that has 1% chance of equaling or exceeding that level in any given year. It can be

identified on the County's GIS website [www.marinmap.org](http://www.marinmap.org). For a reference of where the BFE is in downtown, there are three High Water Mark signs that show the height of water from the 2005 flood. They are located at the Fire Dept., Town Hall, and Pine Street parking lot on San Anselmo Avenue. A licensed surveyor or civil engineer can also determine BFEs.

## Design

Flood gates consist of at least two components, the gate or panel and the channel holding it in place. Flood gates can be made from metal or wood and need to be strong enough to withstand water and debris impacts. Please visit the Town's website at [www.townofsananselmo.org](http://www.townofsananselmo.org), *Floods and Storms* section in the Public Works Dept. page, for a detailed conceptual design.



## Inspections

Every year, Town staff inspects flood gates to ensure business are ready for winter by having their flood gates on site, in good working conditions and ready to be installed in case of an imminent flood.



For questions or comments please call the Department of Public Works at **415-258-4624** or email [flood@townofsananselmo.org](mailto:flood@townofsananselmo.org).