



## **TOWN OF FAIRFAX**

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### **Flood Gates**

The weather has been relatively mild so far this winter, but the potential for flooding is still real. Business owners and tenants are encouraged to “flood proof” their businesses. It is a relatively simple matter to construct flood gates in preparation for high water. It can be as simple as a plywood sheet with some type of gasket around the edges that you can secure to the building to seal the entrance.

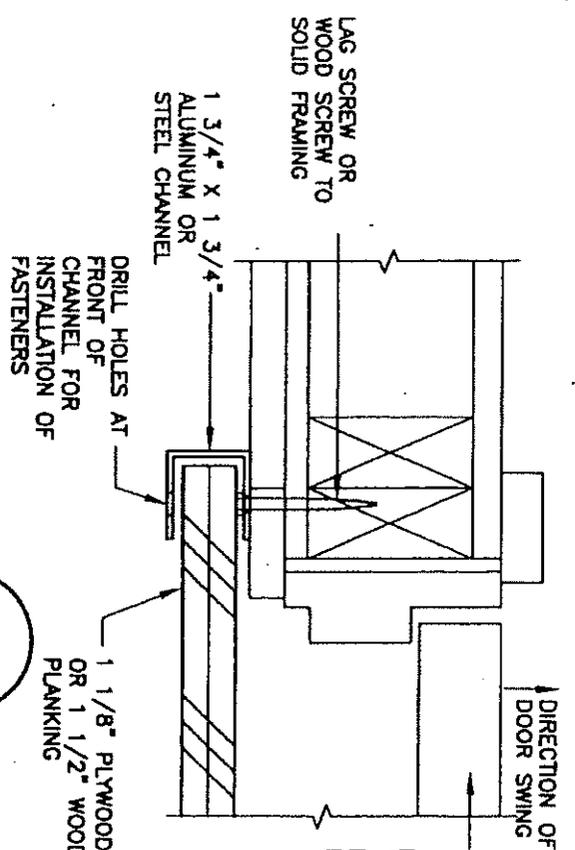
Don't forget to:

- Make sure the walkway below the panel is smooth so the gasket makes a seal.
- Make a panel for all entrances (front, back or side doors!)
- Seal all penetrations through the walls and floors below the anticipated flood level. (vents, pipes)
- Mark in big letters which door the panel fits and which side is designed to face which way.
- Make sure all hardware or tools needed to install the panels are readily available. Hang them in a bag attached to the panel.
- Make sure everyone understands how to install them.

When flood gates need to be installed, it may not be during the best of conditions. It may be in the middle of the night, it probably will be raining, and there may be no power. Those that have panels already made should pull them out ahead of time and refresh your memory on how they should be installed.

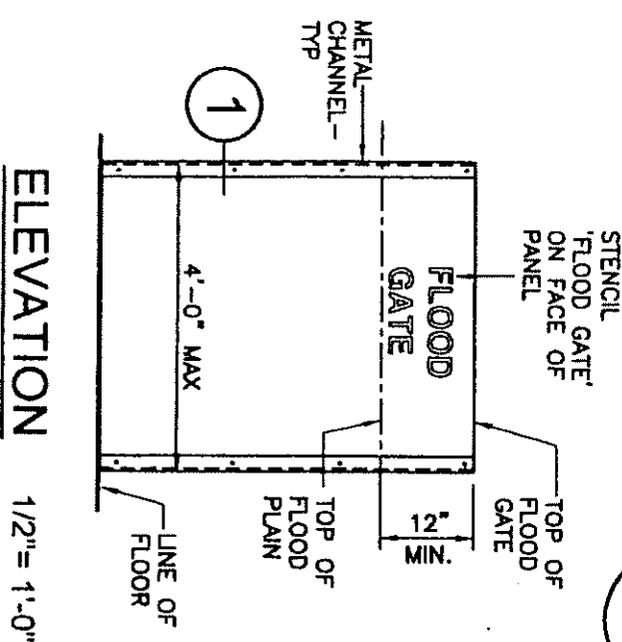
January 15, 2010 San Anselmo News

AGENDA ITEM # 20



NOTE:  
THE PANEL MUST NOT BLOCK  
EGRESS. THE DOOR MUST BE  
FREE TO SWING OPEN.

1  
3" = 1'-0"



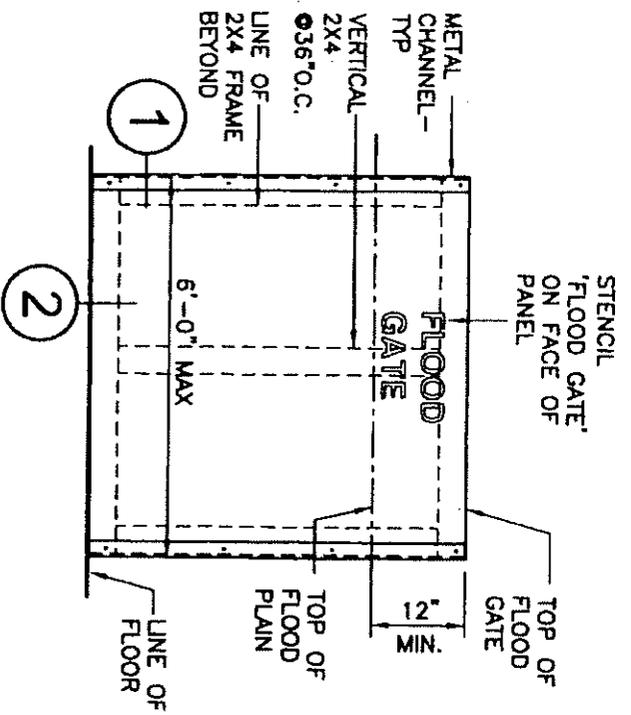
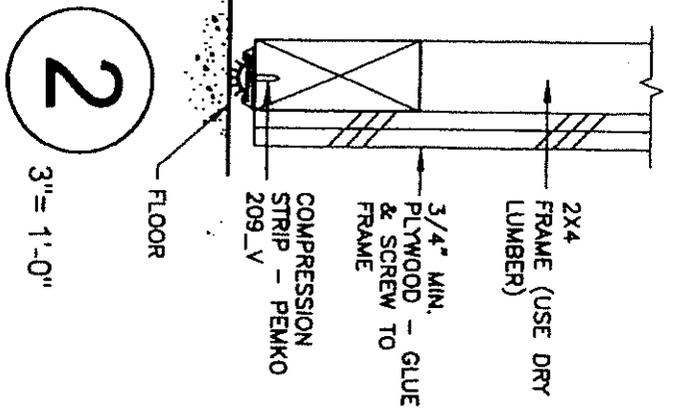
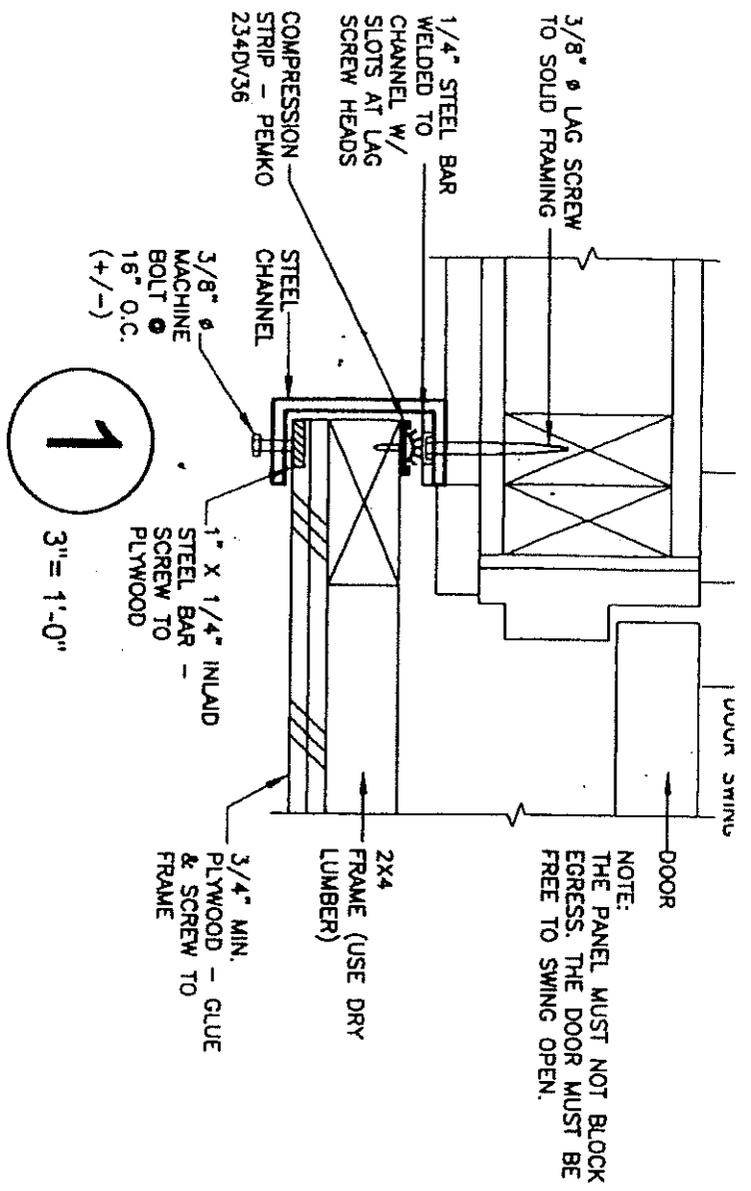
ELEVATION

1/2" = 1'-0"

# FLOOD GATE A

NOTES:

1. THIS DETAIL IS SUPPLIED ONLY AS A LOW-COST PROTOTYPE. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO ANALYZE THE LAYOUT OF THE DOOR AND THE HEIGHT OF AN ANTICIPATED FLOOD AND DESIGN THE FLOOD GATE ACCORDINGLY. THE OWNER AND CONTRACTOR SHALL CHOOSE ALL MATERIALS, SIZES, AND ATTACHMENT METHODS. THE PANELS SHOULD BE CONSTRUCTED ACCORDING TO ALL APPLICABLE BUILDING CODES.
2. PAINT PANELS TO AVOID SWELLING. PAINT STEEL CHANNELS TO PREVENT RUSTING.
3. THIS PANEL WILL ALLOW SOME WATER TO ENTER THE BUILDING. IT IS NOT WATERPROOF.



**ELEVATION** 1/2" = 1'-0"

# FLOOD GATE B

(WITH COMPRESSIBLE GASKETS)

- NOTES:
1. THIS DETAIL IS SUPPLIED ONLY AS A LOW-COST PROTOTYPE. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO ANALYZE THE LAYOUT OF THE DOOR AND THE HEIGHT OF AN ANTICIPATED FLOOD AND DESIGN THE FLOOD GATE ACCORDINGLY. THE OWNER AND CONTRACTOR SHALL CHOOSE ALL MATERIALS, SIZES, AND ATTACHMENT METHODS. THE PANELS SHOULD BE CONSTRUCTED ACCORDING TO ALL APPLICABLE BUILDING CODES.
  2. PAINT PANELS TO AVOID SWELLING. PAINT STEEL CHANNELS TO PREVENT RUSTING.
  3. THE PANEL SHOULD BE FORCED DOWNWARD TO COMPRESS THE BOTTOM GASKET AS THE HORIZONTAL COMPRESSION BOLTS ARE TIGHTENED COMPRESSING THE PANEL INTO THE VERTICAL COMPRESSION STRIPS.
  4. THIS PANEL WILL ALLOW SOME WATER TO ENTER THE BUILDING. IT IS NOT WATERPROOF.