

Preliminary Damage Assessment Guide Operational Draft Errata Sheet

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Issuing Office: Federal Emergency Management Agency, Recovery Directorate

Name of Document: Preliminary Damage Assessment (PDA) Guide Operational Draft

FEMA released an Operational Draft version of the PDA Guide for public comment on July 22, 2024. That version of the document included several sections that warranted subsequent clarification or formal correction. Table 1 summarizes the sections within the document that have been updated and includes the revised language found in the updated version.

Table 1. Summary of Corrections to the PDA Guide Operational Draft

Page	Line	Previously Read	Now Reads
42	905	<p>Essential Living Spaces</p> <p>Repairs are limited to restoration of the dwelling to a safe and sanitary living or functioning condition. Repair assistance will only be provided to the extent that the work makes the component functional. FEMA may provide for the replacement of components if repair is not feasible. The repairs of components must be of average quality, size, and capacity, taking into consideration the needs of the occupant.</p>	<p>Essential Living Spaces</p> <p>Per the IAPPG, federal assistance is generally limited to essential living spaces. An essential living space is a room within a home that serves the function of a bedroom, bathroom, kitchen, and/or living room that is regularly occupied or used by one or more members of the household and requires repair to bring its functionality back to the home (e.g., kitchens are considered essential as long as there is not another undamaged kitchen in the home).</p>
43	932 – 935	<p>Minor: Repairable, non-structural damage to a home or damage from flood waters when the waterline is between three inches and two feet in an essential living space in a conventionally built home, or when the waterline is in the floor system of a manufactured home.</p>	<p>Minor: Repairable, non-structural damage to a home or damage from flood waters when the waterline is below the electrical outlets in an essential living space in a conventionally built home, or when the waterline is in the floor system of a manufactured home.</p>
43	936 – 939	<p>Major: Structural damage or other significant damage that requires extensive repairs or damage from flood waters when the waterline is between two feet and six feet in a conventionally built home, or when</p>	<p>Major: Structural damage or other significant damage that requires extensive repairs or damage from flood waters when the waterline is at or above the electrical outlets in an essential living space in a</p>



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		the waterline enters the living space of a manufactured home but is less than six inches.	conventionally built home, or when the waterline enters the living space of a manufactured home.
43	954	<ul style="list-style-type: none"> ▪ The water level height in essential living spaces; ▪ If the waterline has reaches electrical outlets; 	Removed the bullets from the list.
45	987 (Table 12)	Water has covered the floor system and entered the living space of the residence, but the waterline is below six inches.	Water has covered the floor system and entered the living space of the residence but is below the ceiling.
45	987 (Table 12)	The majority of nonstructural components (e.g., roof, wall, and utilities) have sustained significant damage.	The majority of nonstructural components (e.g., windows, doors, wall coverings, bottom board insulation, ductwork, utility hookups [e.g., water, electricity, gas, telephone/internet, and septic], and HVAC) have sustained significant damage.
45	987 (Table 12)	The roof damaged due to the disaster or due to pre-existing damage.	The roof is substantially damaged.
45	990	The waterline is six feet of higher.	The waterline is at or above the ceiling.
46	1002 (Table 13)	<ul style="list-style-type: none"> ▪ Mechanical components are not damaged or submerged. ▪ Waterline of less than three inches in the lowest floor with essential living space. 	<ul style="list-style-type: none"> ▪ Waterline in the crawl space or an unfinished basement. ▪ Damage to an attached structure (e.g., porch, carport, garage, outbuilding, etc.), gutters, screens, landscaping, and retaining walls or downed trees that do not affect access to the residence. ▪ Essential living spaces and mechanical components are not damaged or submerged.
46	1006 (Table 14)	Waterline between three inches and two feet in the lowest floor with essential living space.	Waterline is below electrical outlets in an essential living space.
46	1007 – 1012	<p>When the waterline exceeds three inches, but is below two feet, damage may be recorded as major, depending on extenuating conditions, including:</p> <ul style="list-style-type: none"> ▪ Duration of the flood; ▪ Contaminants in the water; 	<p>When the waterline is below the electrical outlets in an essential living space, damage may be recorded as major, depending on extenuating conditions, including:</p> <ul style="list-style-type: none"> ▪ Duration of the flood; ▪ Contaminants in the water (e.g., sewage, heating fuel, other chemicals, etc.);

Page	Line	Previously Read	Now Reads
		<ul style="list-style-type: none"> ▪ Waterline reached electrical outlets or essential heating, ventilating, and air conditioning (HVAC) or water systems; or ▪ Waterline in basement damages mechanical components (e.g., furnace, boiler, water heater, HVAC, etc.). 	<ul style="list-style-type: none"> ▪ Waterline in basement damages mechanical components (e.g., furnace, boiler, water heater, HVAC, etc.).
47	1016 (Table 15)	Waterline between two feet and six feet.	Waterline is at or above the electrical outlets in an essential living space.
47	1022	The waterline is at the six feet or higher;	The waterline is at or higher than the ceiling of an above-ground essential living space;
59	1344 – 1349	<ul style="list-style-type: none"> ▪ Project management or administration costs, ▪ Engineering costs, ▪ Architectural costs, ▪ Financing costs, ▪ Legal fees, ▪ Other pre/post construction expenses. 	<ul style="list-style-type: none"> ▪ Project management or administration costs, such as legal and financing costs; ▪ Engineering and architectural costs; ▪ Costs to upgrade codes and standards; ▪ Costs of mitigation measures; and ▪ Other pre/post construction expenses.
D-10	2022 (Table 23)	Residences with minimal cosmetic damage (e.g., waterline of less than three inches).	Residences with minimal cosmetic damage (e.g., essential living spaces and mechanical components are not damaged or submerged).
D-10	2022 (Table 23)	Residences with non-structural damage (e.g., waterline between three inches and two feet in the lowest floor with essential living space).	Residences with non-structural damage (e.g., waterline below the electrical outlets in an essential living space).
D-10	2022 (Table 23)	Residences sustaining structural damage requiring extensive repairs (e.g., waterline between two feet and six feet in essential living space).	Residences sustaining structural damage requiring extensive repairs (e.g., waterline at or above electrical outlets in an essential living space).
D-10	2022 (Table 23)	Residences sustaining structural damage requiring extensive repairs (e.g., waterline in the living space, but less than six feet)	Residences sustaining structural damage requiring extensive repairs (e.g., waterline in the living space of the residence but is below the ceiling).
D-10	2022 (Table 23)	Residences are total losses or damage is to such an extent that repair is not feasible (e.g., failure of two or more structural components, waterline over six feet).	Residences are total losses or damage is to such an extent that repair is not feasible (e.g., failure of two or more structural components, waterline at or higher than the ceiling of an above-ground essential living space).

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D-10	2022 (Table 23)	The residence is a total loss (e.g., waterline over six feet; frame is bent or twisted).	The residence is a total loss (e.g., waterline is at or above ceiling; frame is bent or twisted).
H-1	2426 (Table 29)	<ul style="list-style-type: none"> ▪ Cosmetic damage only (e.g., skirting is impacted). ▪ Damage to retaining walls or downed trees that do not affect access to the residence. 	<ul style="list-style-type: none"> ▪ Cosmetic damage only (e.g., skirting, is impacted). ▪ Damage to retaining walls or downed trees that do not affect access to the residence. ▪ Damage to an attached or adjacent structure (e.g., porch, carport, garage, outbuilding, etc.), gutters, screens, landscaping, and retaining walls or downed trees that do not affect access to the residence.
H-1	2426 (Table 29)	<ul style="list-style-type: none"> ▪ Some of the nonstructural components have sustained damage (e.g., windows, doors, wall coverings, roof, bottom board insulation, ductwork, and/or utility hookup). ▪ HVAC is impacted. 	<ul style="list-style-type: none"> ▪ Some of the nonstructural components have sustained damage (e.g., windows, doors, wall coverings, bottom board insulation, ductwork, utility hookups [e.g., water, electricity, gas, telephone/internet, and septic], and HVAC).
H-2	2426 (Table 29)	<p>Water Level: Less than Six Inches in Living Space</p> <ul style="list-style-type: none"> ▪ Waterline of less than six feet inside the residence. ▪ The residence has been displaced from its foundation, block, or piers, and other structural components have been damaged. 	<p>Water Level: Lower than Ceiling in an Essential Living Space</p> <ul style="list-style-type: none"> ▪ Water has covered the floor system and entered the living space of the residence but is below the ceiling. ▪ The residence has been displaced from its foundation, block, or piers, and other structural components have been damaged.
H-2	2426 (Table 29)	<ul style="list-style-type: none"> ▪ The residence has been displaced from the foundation, block, or piers, and other structural components have been damaged. ▪ Fifty percent or more of nonstructural components (e.g., roof shingles, drywall, and utility hookups) have sustained significant damage. 	<ul style="list-style-type: none"> ▪ The majority of nonstructural components (e.g., windows, doors, wall coverings, bottom board insulation, ductwork, utility hookups [e.g., water, electricity, gas, telephone/internet, and septic], and HVAC) have sustained significant damage. ▪ The roof is substantially damaged. ▪ The residence has been displaced from its foundation, block, or piers, and other structural components have been damaged.

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H-2	2426 (Table 29)	<p>Water Level: More than Six Feet</p> <ul style="list-style-type: none"> Waterline is over six feet. Residence’s frame is bent, twisted, or otherwise compromised. 	<p>Water Level: At or Above Ceiling</p> <ul style="list-style-type: none"> Waterline is at or above ceiling. Residence’s frame is bent, twisted, or otherwise compromised.
H-2	2428 (Table 30)	<p>Water Level: Less than Three Inches</p> <ul style="list-style-type: none"> Waterline in the crawlspace or an unfinished basement when essential living spaces or mechanical components are not damaged or submerged. Waterline of less than three inches in the lowest floor with essential living space. Damage to retaining walls or downed trees that do not affect access to the residence. 	<p>Water Level: In Unfinished Basement</p> <ul style="list-style-type: none"> Waterline in the crawlspace or an unfinished basement Damage to an attached structure (e.g., porch, carport, garage, outbuilding, etc.), gutters, screens, landscaping, and retaining walls or downed trees that do not affect access to the residence. Essential living spaces and mechanical components are not damaged or submerged.
H-3	2428 (Table 30)	<p>Water Level: Three Inches to Two Feet</p> <ul style="list-style-type: none"> Waterline between three inches and two feet in the lowest floor with essential living space. When waterline exceeds three inches but is below two feet, damage may be recorded as Major, depending on extenuating conditions: 	<p>Water Level: Below Electrical Outlets</p> <ul style="list-style-type: none"> Waterline below electrical outlets in an essential living space. Damage or disaster-related contamination to a private well or septic system. When waterline is below the electrical outlets, damage may be recorded as Major, depending on extenuating conditions:
H-3	2428 (Table 30)	<p>Water Level: Two Feet to Six Feet, or Less than Two Inches with Extenuating Conditions</p> <ul style="list-style-type: none"> Waterline between two feet and six feet in the lowest floor with essential living space. Waterline on the first floor (regardless of depth) if the basement is completely submerged. 	<p>Water Level: At or Above Electrical Outlets, or Below Electrical Outlets with Extenuating Conditions</p> <ul style="list-style-type: none"> Waterline at or above the electrical outlets in an essential living space. Waterline on the first floor (regardless of depth) if the basement is completely submerged.
H-4	2428 (Table 30)	<p>Water Level: Over Six Feet</p> <ul style="list-style-type: none"> Waterline over six feet in the lowest floor with essential living space. 	<p>Water Level: At or Above Ceiling in an Essential Living Space</p> <ul style="list-style-type: none"> Waterline is at or higher than the ceiling of an above-ground essential living space.

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K-3	2442 (Table 35)	Codes and standards to be considered (when it dramatically increases cost).	Codes and standards can be considered on an exceptional, case-by-case basis when they dramatically increase cost.