

# BOROUGH OF OCEAN GATE

## FLOODPLAIN DEVELOPMENT PERMIT APPLICATION FORM

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY

- **GENERAL INFORMATION**

- DEVELOPMENT

Development shall mean any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located with the area of Special Flood Hazard Area (SFHA).

- DEVELOPMENT PERMIT

Application for a Development Permit is required within designated SFHA Zones pursuant to Ordinance #573-13 Flood Damage Prevention Ordinance of Borough of Ocean Gate ordinances. Application for a development permit shall be made only on the forms provided by the Flood Mitigation Officer and may include, but not limited to: plans in duplicate drawings to scale showing the nature, location dimensions and elevations of the area in question, as well as existing or proposed structures, fill, grading, paving, excavation or drilling operations or storage of equipment or materials and the location of the foregoing.

- FREEBOARD

Freeboard shall mean a factor of safety usually expressed in feet above the base flood elevation. Freeboard tends to compensate for many unknown factors that could contribute to flood heights greater than the base flood elevation (BFE). Borough of Ocean Gate has adopted a one (1) foot freeboard.

#### D. DESIGN FLOOD ELEVATION

Design flood elevation (DFE) refers to the locally adopted regulatory flood elevation. The DFE will always exceed the base flood elevation (Base Flood Elevation (BFE) + 1 ft Freeboard = Design Flood Elevation (DFE).

- FOUNDATION INSPECTION REQUIREMENTS

For New Construction, Additions and Raises, a foundation location survey for a building located in a flood plain shall include a Flood Hazard Certificate as required by N.J.A.C. 5:23-2 18(b) 1.ii(2).

- **FLOOD HAZARD APPLICATION CHECKLIST  
(TO BE SUBMITTED BY APPLICANT)**
  - ZONING PERMIT APPROVAL
  - SOIL REPORT FOR LOAD BEARING VALUES OF SOIL FOR FOUNDATION DESIGNS
  - GRADING/PLOT PLAN SHOWING:
    - All elevations based on NAVAD 88 datum.
    - The exact size, shape, location and elevation of existing and proposed structures.
    - The elevation in relation to the mean sea level of the lowest finished floor, including basements, crawlspaces and garage floor elevations.
    - For a nonresidential structure, the elevation in relation to mean sea level to which any structure has been flood proofed. For a nonresidential structure, a Certification by a Professional Engineer or Architect that the flood proofing methods meet the flood proofing criteria of the Township Building Code and Ordinance 573-13 Flood Damage Prevention Ordinance.
    - The extent of any watercourse, which will be altered and/or relocate as the result of the proposed development must show exact location of the floodway and flood hazard area limits.
    - The location, layout and elevation of existing and proposed parking areas, driveways, drainage, sewer and water facilities including connections, plantings, seedlings, fences, signs and other information shall be required for an elevation effecting the development upon flood control.
    - The location and identification of all flood zones must be indicated on the plot plan and the most restrictive base flood elevation will be used.
  - ARCHITECTURAL PLANS SHOWING:
    - The existing and proposed work (all rooms must be identified).
    - Elevation view of the structure indicating BFE, DFE, FF Elevation, GF Elevation and crawl space elevation.
    - Note indicating materials used for fire rating must be flood-proof material.
    - Structural details including foundation, floor, wall, ceiling and roof assemblies.
    - Soil report for load bearing values of soil for foundation designs.
    - Anchoring details of foundation, floor, walls and roof assembly. Building must be designed to resist all loads, including flood, wind and uplift, during flooding.
    - Location of all utilities (boilers, furnaces, air-conditioning, water heaters, pumps, duct work, etc.) must be on plans. All utilities and utility connections must be above the DFE and must be indicated on plans.

- All outdoor air-conditioning units, oil or propane tanks must be elevated and anchored above the DFE. All outdoor utilities shall be anchored to platforms and platforms shall be anchored to the ground. Platform details shall be provided.
  - The enclosed area below the DFE may only be used for storage, parking, access to the home or non-livable space. This shall be noted on the plans.
  - The crawl space or garage floor elevation must be equal to or higher than the outside finished ground level.
  - All building material used below the DFE must be of flood resistant material (TB 2) and shall be indicated on the plans.
  - Indicate the type of material used for foundation, floor framing, insulation, walls and floor finishes.
  - Structures in VE Zone and Coastal A Zone must be designed and certified by a licensed Professional Engineer or Architect including breakaway walls.
  - Decks in a VE Zone and Coastal A Zone may not be lower than the lowest horizontal member of the main structure (if attached to the structure).
  - Flood vents shall be provided for the lower enclosure below the DFE. Flood vents shall be provided at a minimum of 1 per every 200 sf of enclosed area. Each enclosed area shall have a minimum of 2 flood vents. Flood vents to be installed no more than 12" above grade.
  - Electrical panel should provide a landing with stairs where required by the utility company.
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- **DEVELOPMENT INFORMATION**
    - GENERAL PROVISIONS
      - No work of any kind may start until a permit is issued.
      - The permit may be revoked if any false statements are made herein.
      - If revoked, all work must cease until a permit is re-issued.
      - Development shall not be used or occupied until a Certificate of Compliance is issued.
      - Work must commence within six (6) months of issuance or permit expires.
      - Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
      - Applicant hereby gives consent to the Administrator or his/her representative to make reasonable inspections that are required to verify compliance.

THE APPLICANT CERTIFIES THAT "ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THE APPLICATION ARE TO THE BEST OF MY KNOWLEDGE TRUE AND ACCURATE".

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

- APPLICANT /OWNER/BUILDER INFORMATION

Applicant's

Name/Address/Phone\_\_\_\_\_

Owners

Name/Address/Phone\_\_\_\_\_

Builders

Name/Address/Phone\_\_\_\_\_

Engineers

Name/Address/Phone\_\_\_\_\_

- PROJECT LOCATION

\_\_\_\_\_  
Address

Block

Lot

- DESCRIPTION OF WORK (*check all applicable boxes*)

ACTIVITY

STRUCTURE TYPE

\_\_\_ New Structure

\_\_\_ Addition

\_\_\_ Alterations

\_\_\_ Relocation

\_\_\_ Demolition

\_\_\_ Replacement

\_\_\_ Elevated Structure

\_\_\_ Substantial Improvement

\_\_\_ Accessory Structure

\_\_\_ Residential (1-4 Family)

\_\_\_ Residential (More than 4 family)

\_\_\_ Non-Residential (Flood proofing) \_\_ Y/N

\_\_\_ Combined Use Residential/Commercial)

\_\_\_ Manufactured (Mobile) home

(In Manufactured/Mobile Home Park) \_\_ Y/N

\_\_\_ Bulkhead

\_\_\_ In ground pool

- ESTIMATED COST OF PROJECT

\$ \_\_\_\_\_

- **FLOODPLAIN DETERMINATION  
(TO BE COMPLETED BY THE FLOOD MITIGATION OFFICER)**

The proposed development is located on FIRM Panel # \_\_\_\_\_ Dated \_\_\_\_\_

The proposed development:

\_\_\_ Is NOT located in a Special Flood Hazard Area - NO FLOODPLAIN DEVELOPMENT

\_\_\_ Is partially located in SFHA, but building is not.

\_\_\_ Is located in SFHA. FIRM ZONE designation is \_\_\_\_\_  
"100-Year" flood elevation at the site \_\_\_\_\_ ft. NGVD (MSL)

\_\_\_ Is located in the floodway. FBFM Panel # \_\_\_\_\_ Dated \_\_\_\_\_  
(If different from FIRM panel and date)

\_\_\_\_\_  
Signed

- **FINAL FLOOD REVIEW FOR CERTIFICATE OF OCCUPANCY:**

The following documents will be required prior to the issuance of a Certificate of Occupancy:

- Elevation Certificate for Finished Construction.
- As-Built Survey indicating elevations of lower enclosure, garage elevation and finished floor elevation.
- V Zone and Coastal A Zone require a "V Zone Certificate" provided by a Professional Engineer.
- A "Breakaway Wall Certificate" provided by a Professional Engineer is required where the floor below the finished floor is enclosed and have constructed breakaway walls.
- 5. A "Non-conversion Agreement" to the Flood Mitigation Officer for lower enclosures.

- **CERTIFICATE OF COMPLIANCE**

CERTIFICATE OF COMPLIANCE ISSUED: \_\_\_\_\_  
By \_\_\_\_\_ Date \_\_\_\_\_