

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 within the area of Special Flood Hazard Area (SFHA).

- **DEVELOPMENT PERMIT**

Application for a Development Permit is required within designated SFHA Zones pursuant to Ordinance #663-22 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 NAVD 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 663-22 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_____

EMAIL:_____

Owners

Name/Address/Phone_____

EMAIL:_____

Builders

Name/Address/Phone_____

EMAIL:_____

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

___ Other: _____

___ 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 _____

COST ESTIMATE ON IMPROVEMENTS:

The cost estimate needs to be itemized. Please fill in the amounts indicated below regarding the renovations to the structure. If not applicable put N/A:

1. Demolition and Construction Debris Removal: _____
2. Foundation Repair: _____
3. Wall, joists and beam repair or additions: _____
4. Subflooring inside: _____
5. Exterior Finishes (siding and painting) : _____
6. Windows: _____
7. Roofing, downspouts, gutters: _____
8. Deck: _____
9. Exterior and Interior Doors: _____
10. Floor Finishes (carpeting, hardwood): _____
11. Plumbing (fixtures and piping): _____
12. Bathroom fixtures: _____
13. Insulation: _____
14. Drywall: _____
15. Wall Finishing (paint, paneling): _____
16. Cabinets: _____
17. Kitchen Appliances: _____
18. Countertops: _____
19. HVAC Equipment: _____
20. Water Heater: _____
21. Furnace: _____
22. Electrical Wiring, outlets and switches: _____
23. Light Fixtures: _____

Contractors Name: _____

Signature: _____

Date: _____

Owners Name: _____

Signature: _____

Date: _____

Notary / Sign and Seal : _____

Date: _____

