Model Ordinances

The Metamorphosis

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All Available on Our Website

At
http://www.nj.gov/dep/floodcontrol/modelord.htm
Model Ordinances Page
Types Of Model Ordinances
- **Model A** — no SFHAs
- **Model B** — Approximate Zones
- **Model C** — BFES (tidal)
- **Model D** — Floodways
- **Model E** — V Zones
- **Model D&E** — Floodways & V Zones
New construction and substantial improvement of any residential structure located in an A or AE zone shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities, elevated at or above the base flood elevation plus one foot [optional – higher standard – freeboard – replace “one foot” with two feet or three feet];
CHANGES

5.2 Non-Residential A/AE

Be floodproofed so that below the base flood level plus one foot [optional – higher standard – freeboard – replace “one foot” with two feet or three feet], the structure is watertight with walls substantially impermeable to the passage of water;
The **bottom of the lowest horizontal structural member** of the lowest floor (excluding the piling or columns) is elevated **to or above the base flood elevation** [optional freeboard standard — replace “to or” with one foot, two feet or three feet] or as required by the Uniform Construction Code (NJAC 5:23), whichever is more restrictive,
**CHANGES**

**5.3 Manufactured Homes**

a) Manufactured homes shall be anchored in accordance with section 5.1-1 b).

b) All manufactured homes to be placed or substantially improved within an area of special flood hazard shall:

   i. **Be consistent with the need to minimize flood damage,**
   
   ii. **Be constructed to minimize flood damage,**
   
   iii. **Have adequate drainage provided to reduce exposure to flood damage; and,**
   
   iv. Be elevated on a permanent foundation such that the top of the lowest floor is at or above the base flood elevation **plus one foot** [optional – higher standard – freeboard – replace “one foot” with **two feet or three feet**].
Best Available Flood Hazard Data. These documents shall take precedence over effective panels and FIS in construction and development regulations only. Where the effective mapping or Base Flood Elevation conflict or overlap with the Best Available Flood Hazard Data, whichever imposes the more stringent requirement shall prevail.
CHANGES

5.1 General Standards

In all areas of special flood hazards, compliance with the applicable requirements of the Uniform Construction Code (N.J.A.C. 5:23) and the following standards, whichever is more restrictive, is required:
CHANGES

4.3-5 Substratial Damage Review

a) After an event resulting in building damages, assess the damage to structures due to flood and non-flood causes.
b) Record and maintain the flood and non-flood damage of substantial damage structures and provide a letter of Substantial Damage Determination to the owner and the New Jersey Department of Environmental Protection, Dam Safety and Flood Control Section.
c) Ensure substantial improvements meet the requirements of sections 5.2-1, SPECIFIC STANDARDS, RESIDENTIAL CONSTRUCTION, and 5.2-2, SPECIFIC STANDARDS, NONRESIDENTIAL CONSTRUCTION.
Accumulative Substantial Improvement — Any reconstruction, rehabilitation, addition, or other improvement of a structure that equals or exceeds 50 percent of the market value of the structure at the time of the improvement or repair when counted accumulatively for 10 years.
Substantial Damage — Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial Damage also means flood-related damages sustained by a structure on two or more separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damages occurred.
Substantial Improvement — Any reconstruction, rehabilitation, addition, or other improvement of a structure during a 10-year period the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. Substantial improvement also means "accumulative substantial improvement." This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed or "repetitive loss". The term does not, however, include either:

(1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or

(2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".
2.0 Definitions

Violation — The failure of a structure or other development to be fully compliant with this ordinance. A new or substantially improved structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §60.3(b)(5), (c)(4), (c)(10), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.
THANK YOU FOR YOUR TIME

Questions?