EC Changes and Challenges

Navigating the Changes in the New Elevation Certificate and the Most Common Errors

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May 22, 2019
ASFPM Annual Conference
Cleveland, OH
WHAT IS CHANGING*

• Engineered Openings: Rated Area ➔ A8.e / A9.e

• BFE Data Source: FIS Profile ➔ FIS

• Section G – Header and Instructions

• CBRA/OPA

*pending final approval by FEMA & OMB
WHO CAN COMPLETE AN EC

• Land Surveyor
• Engineer
• Architect

Varies by State: all 3 in most
UPDATE & CORRECTION OPTIONS (SECTIONS A & B)

FEMA 467-1

a) The forms may be returned to the surveyor with instructions on what needs to be changed or corrected;

b) The local official can prepare a separate memo with the correct information and attach the memo to the form. When the Certificate is provided to an inquirer, the memo must be included with it; or

c) The local official can note the changes or corrections in section G of the Elevation Certificate under Comments.

- Community-Letterhead Memo
  - CRS 310 EC Correction Form

- Section G Comments

COMPLETED
VALID EC
NEVER EXPIRES!!
A5 – LATITUDE/LONGITUDE

• Describe source/method in Section D Comments

• Horizontal datum
  • only two options
    • NAD27
    • NAD83
  • convert others

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WGS84 datum

28.625256° lat -81.430326° lon
C2.e – MACHINERY/EQUIPMENT

• Always required... 99.9% of the time

• Section D Comments – type and location

• Includes enclosed machinery

• Instructions list is NOT prescriptive
C2.c – LOWEST HORIZONTAL MEMBER

• Survey for V/VE Zone buildings, regardless of Building Diagram

• Survey for Diagrams 5 & 6, regardless of flood zone

c) Bottom of the lowest horizontal structural member (V Zones only)

**minimum requirement, not prohibition**
B9 – BFE

- FIS based
- 0.1’ accuracy
  - Rounded whole number BFE ➔ not an error for CRS
B9 – BFE

111.8
B9 – BFE

**TABLE 4. SUMMARY OF STILLWATER ELEVATIONS**

<table>
<thead>
<tr>
<th>FLOODING SOURCE</th>
<th>10- percent</th>
<th>2-percent</th>
<th>1-percent</th>
<th>0.2-percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Ada</td>
<td>38.3</td>
<td>39.3</td>
<td>39.8</td>
<td>40.7</td>
</tr>
<tr>
<td>Lake Adelaide</td>
<td>57.1</td>
<td>59.1</td>
<td>60.2</td>
<td>62.6</td>
</tr>
<tr>
<td>Lake Alma</td>
<td>57.2</td>
<td>58.2</td>
<td>58.7</td>
<td>59.8</td>
</tr>
<tr>
<td>Lake Annette</td>
<td>55.0</td>
<td>56.1</td>
<td>56.5</td>
<td>57.3</td>
</tr>
<tr>
<td>Lake Ann</td>
<td>60.9</td>
<td>61.1</td>
<td>61.7</td>
<td>63.3</td>
</tr>
<tr>
<td>Ronson Lake</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bath Lake</td>
<td>66.5</td>
<td>66.7</td>
<td>66.9</td>
<td>67.7</td>
</tr>
<tr>
<td>Bear Lake</td>
<td>104.5</td>
<td>105.3</td>
<td>105.9</td>
<td>106.9</td>
</tr>
<tr>
<td>Bear Creek Lake</td>
<td>66.5</td>
<td>67.7</td>
<td>68.2</td>
<td>69.2</td>
</tr>
</tbody>
</table>

*Data not available.*

**ELEVATION (FEET NAVD)**

- Bath Lake: 66.5, 66.7, 66.9, 67.7
B10 – BFE Data Source

- FIS Profile – for all FIS data
- FIRM – when no FIS data (follow FEMA 480 guidance)
REGULATORY BFE

- No Data in FIS
  - B9 used for insurance; need 0.1’ for regulatory
  - FEMA 480 → add 0.4’ to FIRM BFE

Whole Number only if BFE is not in FIS to 0.1’ accuracy

B9: regulatory BFE = 410.4’
(FIRM BFE+0.4’, per FEMA 480)
B10 – BFE Data Source

- Community Determined
  - Community Determined’ ≠ ‘Community Looked Up’

- Must describe method

- FEMA 265 – Cannot Use Simplified Methods: Contour Interpolations/FIS Data Extrapolation

Simplified methods **may not be used** by the community to complete an Elevation Certificate used for flood insurance rating. Communities must use the detailed methodologies described in this section or other methods comparable to those in a Flood Insurance Study for completing the Elevation Certificate. A flood insurance policy for a structure for which a simplified method is used may be rated without an elevation certificate. However, the flood insurance rate may be higher than if the structure is rated using an Elevation Certificate.
Contour Interpolation
B10 – BFE Data Source

• Other/Source
  • Zone A only
  • Best Available Data

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9.

☐ FIS Profile ☐ FIRM ☐ Community Determined ☒ Other/Source: Lake Jones Flood Study, ABC Engineering, 05/2010
REGULATORY BFE

- Higher Local Level BFE
  - B9 used for insurance

**B9: regulatory BFE = 116.5’**
(per Big Creek Study, ABC Egr., June 2014)
SECTION D – COMMENTS

• ALWAYS!!

• B – Older FIRM data (prior construction)

<table>
<thead>
<tr>
<th>SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments (including type of equipment and location, per C2(e), if applicable)</td>
</tr>
</tbody>
</table>

Building Permitted 05/01/1987; Constructed 09/15/1987;
B1: Hillsborough Co, 120112; B4: 120112 0389; B5: D; B6: 01/16/1987;
B7: 01/16/1987; B8: AE; B9: 8.6; B10: FIS; B11: NAVD88

• Comments – CANNOT:
  • Dictate use of form
  • Invalidate provided data
SECTION G
COMMUNITY INFORMATION

• Purpose of EC

Purpose of the Elevation Certificate
The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.
SECTION G

COMMUNITY INFORMATION

• G4 – Permit Number
• G5 – Permit Date (Issued)
• G6 – CO Date (Issued)
  • Certifies full compliance with floodplain management ordinances
• G7 – New or SI
  • SI – 50% damage or improvement (or lower community threshold)
• G8 – As-Built Low Floor Elevation FROM C2
• G9 – BFE FROM B9 or SECTION D COMMENTS
• G10 – Community Design Flood Elevation FROM ORDINANCE

not same as
BC DFE definition
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