

**EFFECTIVE NOVEMBER 7, 2016**

**ALL NEW CONSTRUCTION WILL REQUIRE TWO  
(2) FOUNDATION LOCATION SURVEYS  
(PREPARED BY A NEW JERSEY PROFESSIONAL  
LAND SURVEYOR) SHOWING ALL BUILDING  
CORNERS AND THE ELEVATION OF THE TOP OF  
THE FOUNDATION.**

**THE DOCUMENTATION AS PER N.J.A.C. 5:23-  
2.18(b) 1.ii.(1) & (2) AND TOWNSHIP  
ORDINANCE #2004-08 SHALL BE REQUIRED  
PRIOR TO FURTHER VERTICAL CONSTRUCTION.**

## **Building Department Procedures: 22-8-10**

### **Enforcement of N.J. Admin. Code 5:23-2.18 "Foundations/Piling & Girders in Flood Plain Areas"**

**N.J. Admin. Code 5:23-2.18 ii (2)** : "For new construction, additions and work that is determined to be a substantial improvement pursuant to N.J.A.C. 5:23-6.3A, the foundation location survey, including the lowest floor elevation and as built elevation documentation, for a building that is located in a flood hazard area shall be submitted to the Construction Official and to the local Flood Plain Administrator and shall include elevation certificates as required by section 1612.4 of the building Subcode or section R322.1.10 of the one and two family dwelling Subcode; the documentation and certificates shall be submitted prior to further vertical construction.

**How will the Little Egg Harbor Construction Official enforce this code in flood hazard areas?**

1. The above code clearly states "the documentation and certificates shall be submitted prior to further vertical construction". The Construction Official shall determine this to mean once the pilings and girders are complete, the required foundation location survey, including the lowest floor elevation and as built elevation documentation shall be submitted to the Construction Official and to the local Flood Plain Administrator **prior to any further construction or inspections.**
2. Once the required documentation has been submitted and approved by the Flood Plain Administrator and Construction Official, a Piling and Girder Inspection may be scheduled and performed.
3. No further vertical construction may be performed until the piling and girder inspection has been approved. This means: the foundation location survey, including the lowest floor elevation and as built elevation documentation, for a building located in a flood hazard area shall be submitted to the Construction Official and to the local Flood Plain Administrator and shall be approved before any further construction may take place at that sight. This means no floor joists may be installed on the pilings and girders and no additional framing may take place.
4. The above stated Code Requirements shall be enforced by the Construction Official through the assessment of substantial monetary penalties for those who fail to comply with this Code.

A copy of "Building Department Procedures: 22-8-10" shall be included in all Permit Packages for Projects located in flood hazard areas which are effected by: N.J. Admin. Code 5:23-2.18-ii (2).

**Date: 08/10/2022-KFH**