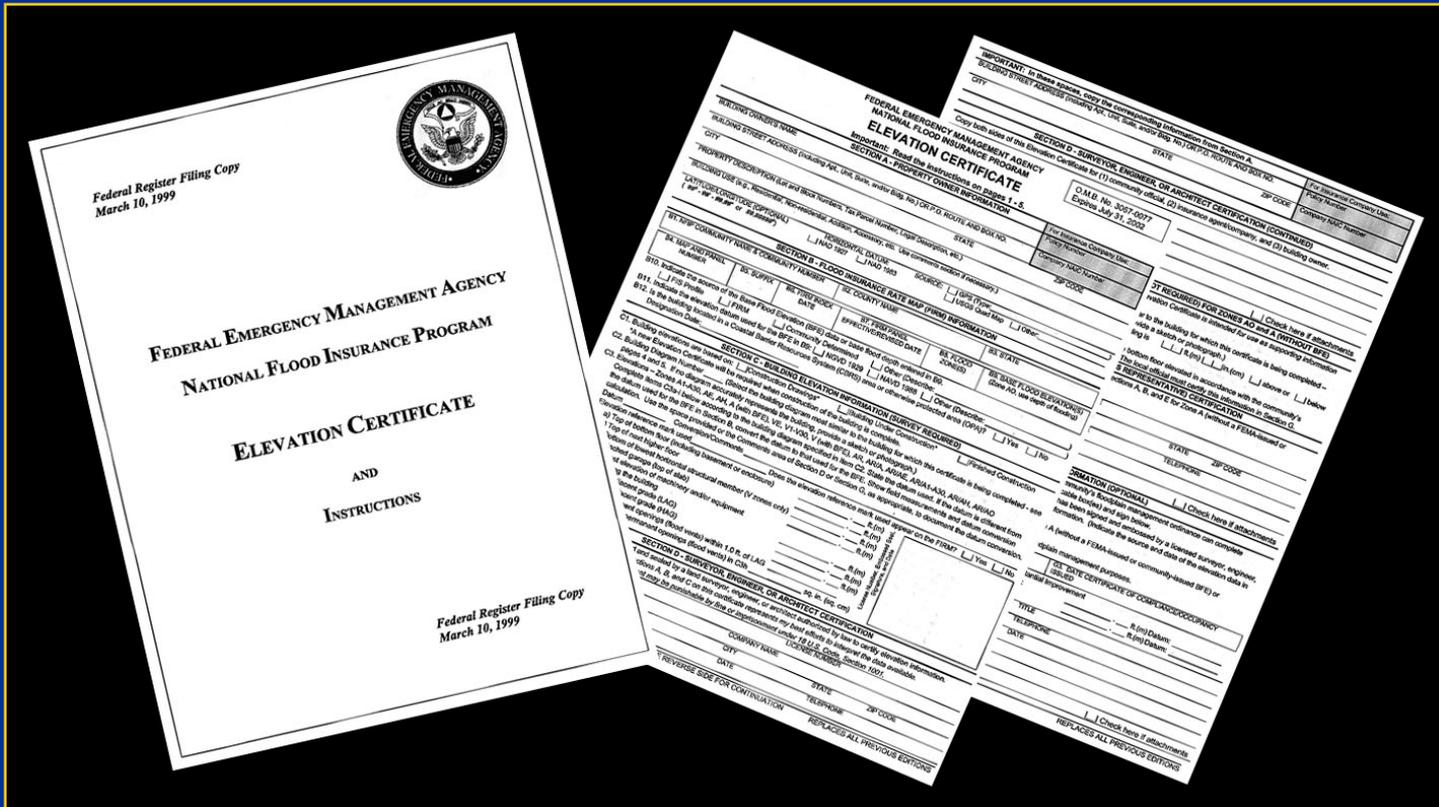


The Elevation Certificate

FEMA Form 81-31



Purpose of the Certificate

- ✉ Required to rate post-FIRM and some pre-FIRM buildings.
- ✉ Determine compliance with floodplain management ordinance.
- ✉ Support LOMA/LOMR-F.
- ✉ Prerequisite for the CRS.

The proverbial “cross-training” shoe!



The primary purpose of the EC is to rate a flood insurance policy.

However, it has since become the primary form for documenting building compliance with floodplain regulations.

There are disconnects between insurance and compliance, which can often lead to problems in using this form as the sole documentation for building compliance.

The EC and CRS

Maintaining Elevation Certificates is a participatory prerequisite to the CRS program.

Maintaining EC's means:

- All new construction/substantial improvements must have a completed EC.
- The EC's must be complete and "error-free".
- Regardless of the amount of verified credit a community has, failure to maintain EC's can lead to a retrogression to Class10!

Maintenance Responsibility

The responsibility of maintaining EC's lies with 2 parties:

The Surveyors: It is their responsibility to read the instructions and complete the EC as instructed!

The Community: It is the community's responsibility to review each form for completeness and accuracy. If the form is not complete and accurate, it should not be accepted!

The New EC

The New EC became effective February 28, 2006.

Can be down loaded at:

www.fema.gov/nfip/elvinst.shtm

U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program		ELEVATION CERTIFICATE		OMB No. 1660-0008 Expires February 28, 2009
Important: Read the instructions on pages 1-8.				
SECTION A - PROPERTY INFORMATION				For Insurance Company Use:
A1. Building Owner's Name			Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Company NAIC Number	
City		State		ZIP Code
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)				
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)				
A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983				
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.				
A7. Building Diagram Number _____				
A8. For a building with a crawl space or enclosure(s), provide:				
a) Square footage of crawl space or enclosure(s) _____ sq ft		A9. For a building with an attached garage, provide:		
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade _____		a) Square footage of attached garage _____ sq ft		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A9.b _____ sq in		c) Total net area of flood openings in A9.b _____ sq in		
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION				
B1. NFIP Community Name & Community Number		B2. County Name		B3. State
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)
B9. Base Flood Elevation(s) (Zone A0, use base flood depth)				
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____				
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____				
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA <input type="checkbox"/> Yes <input type="checkbox"/> No				
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)				
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input type="checkbox"/> Finished Construction				
*A new Elevation Certificate will be required when construction of the building is complete.				
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.				
Benchmark Utilized _____		Vertical Datum _____		
Conversion/Comments _____				
Check the measurement used.				
a)	Top of bottom floor (including basement, crawl space, or enclosure floor)	_____ feet	<input type="checkbox"/>	_____ meters (Puerto Rico only)
b)	Top of the next higher floor	_____ feet	<input type="checkbox"/>	_____ meters (Puerto Rico only)
c)	Bottom of the lowest horizontal structural member (V Zones only)	_____ feet	<input type="checkbox"/>	_____ meters (Puerto Rico only)
d)	Attached garage (top of slab)	_____ feet	<input type="checkbox"/>	_____ meters (Puerto Rico only)
e)	Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	_____ feet	<input type="checkbox"/>	_____ meters (Puerto Rico only)
f)	Lowest adjacent (finished) grade (LAG)	_____ feet	<input type="checkbox"/>	_____ meters (Puerto Rico only)
g)	Highest adjacent (finished) grade (HAG)	_____ feet	<input type="checkbox"/>	_____ meters (Puerto Rico only)
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION				
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.				
<input type="checkbox"/> Check here if comments are provided on back of form.				
Certifier's Name _____		License Number _____		
Title _____		Company Name _____		
Address _____		City _____ State _____ ZIP Code _____		
Signature _____		Date _____ Telephone _____		
				PLACE SEAL HERE
FEMA Form 81-31, February 2006 See reverse side for continuation. Replaces all previous editions				

Completing the Elevation Certificate

FEMA offers an excellent tutorial on how to properly complete an elevation certificate that can be found at the following website:

<http://training.nfipstat.com/ecsurveyor/>

Letters of Map Correction

FEMA uses 2 methods to make map changes:

Physical Map Revisions-involves publishing a new map panel(s) and index.

Letters of Map Correction (LOMC)- In lieu of a physical map revision, FEMA amends a map by letter

- **LOMA**-recognizes that a natural/pre-existing condition where a site is not subject to flooding as reflected on the FIRM
- **LOMR**- recognizes a man-made alteration to the floodplain that has altered the condition of flooding for a site (i.e.: channel alteration or fill)

The Order of Precedence for determining a BFE at a Specific Location

- 1) The Floodway Data Table (if available) is the most accurate source for BFE's. These BFE's are listed to 0.1 foot. However, this data is only good for sites on or next to a cross section.
- 2) The Flood Profile.
- 3) The FIRM. This is the least accurate source of elevation data, because BFE's are rounded to the nearest whole foot, and often involves "interpolation".

Letter of Map Changes

Let's take a look at Flathead County's LOMC Process!