

ORDINANCE 11 – 2018

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 145 “FLOOD HAZARD AREAS” OF THE CODE OF THE CITY OF MARGATE CITY, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY

NOW THEREFORE BE IT ORDAINED by the Commissioners of the City of Margate, County of Atlantic and State of New Jersey as follows:

SECTION 1. Margate City Code Chapter 145, “Flood Hazard Areas”, title is changed to read “An Ordinance Amending and Supplementing Chapter 145 “Flood Damage Prevention” of the City of Margate City, County of Atlantic and State of New Jersey.

SECTION 2. Section 5, Definitions is hereby amended as follows:

1. Change “Building Height” as follows:

“Building Height” (Margate Requirement) the vertical height of a structure or building measured from the minimum first floor elevation of the structure or building to the highest point of the coping of a flat roof, or the highest gable of a pitched roof. The first floor elevation for all new construction, substantial improvements and substantial additions shall be based three feet of freeboard to the bottom of the flooring system in any A Zone and two feet in any V Zone (to the lowest horizontal structural member) above the new Preliminary FIRM or any subsequent flood hazard maps promulgated by the Federal Emergency Management Administration. In all “X” zones, the building floor elevation shall be based on the most conservative (or highest) adjacent AE Zone Base Flood Elevation plus the required freeboard as defined above.

2. Change “Design Flood Elevation” as follows:

“Design Flood Elevation” (DFE) shall be the base flood elevation plus three feet and in the V-zone shall be base flood elevation plus two feet. All materials below DFE shall be water resistant as defined in ASCE-24.

3. Add – “Flood Insurance Rate Map (FIRM) as follows:

“Flood Insurance Rate Map (FIRM)” Maps released by FEMA on or about August 28, 2018 which supersede the Advisory Base Flood Elevation (ABFE) Mapping and are considered the best available flood hazard data for the City. Map Numbers 34001C0434F Revised Preliminary dated August 28, 2018. Map Panel Number 34001C0432F dated August 28, 2018 and Map Panel Number 34001C0453F dated August 28, 2018 are considered to be the best available data.

4. Add: Non-Conversion Agreement as follows:

“Non-Conversion Agreement” Any enclosed areas below the Base Flood Elevation will only be used for parking of vehicles, limited storage, or access to the building; all interior walls and floors below the Base Flood Elevation will be unfinished or constructed of flood resistant materials; no mechanical, electrical or plumbing devices will be installed below the Base Flood Elevation ; and all enclosed areas below Base Flood elevation must be equipped with vents permitting the automatic entry and exit of flood waters.

5. Add: Preliminary Regulatory Map as follows:

“Preliminary Regulatory Map” The official map that will supersede the Advisory Flood Hazard Map and shall be the basis of delineation of the areas of flood hazard applicable to the City of Margate.

SECTION 2. Margate City Code Chapter 145, "Flood Hazard Areas", Section V, Provisions for Flood Hazard Reduction, §145-17, A. Residential Construction, is hereby amended as follows:

2. New construction and substantial improvement of any residential structure located in a A or AE zone, shall have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating , ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated at or above the base flood elevation or advisory base flood elevation or as required by ASCE/SEI 24-14, Table 2-1, or the best available flood hazard data elevation, three feet to the underside of floor joist, whichever is more restrictive in any A or AE Zone .
3. Require within any AO, AH or VO Zone on the municipality's FIRM that all new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated above the highest adjacent grade one foot above the depth number specified in feet (at least three feet if no depth number is specified) or at above the advisory base flood elevation or the best available flood hazard data elevation, elevation three feet to the underside floor joist, whichever is more restrictive. And, require adequate drainage paths around structures on slopes to guide floodwater around and away from proposed structures.

Add new #4 as follows:

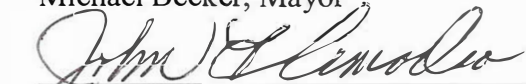
4. New construction and substantial improvement of any residential structure located in an X Zone, shall have the lowest floor, including basement, together with the attendant utilities including all electrical , heating, ventilating, air-conditioning and other service equipment and sanitary facilities, elevated at or above the highest adjacent AE Zone base flood elevation or advisory base flood elevation or as required by ASCE/SEI 24-14, Table 2-1, or the best available flood hazard data elevation, three feet to the underside of floor joist, whichever is more restrictive in any adjacent A or AE Zone.

SECTION 3. All ordinances or parts of ordinances inconsistent with any terms of this Ordinance are hereby repealed to the extent of such inconsistency only.

SECTION 4: This ordinance shall take effect upon its final passage and publication as required by law.



Michael Becker, Mayor



John Amodeo, Commissioner



Maury Blumberg, Commissioner

Board of Commissioners of the City of
Margate City, New Jersey

Introduction: May 17, 2018
Advertised: May 21, 2018
Enactment: June 7, 2018
Advertised: June 11, 2018