



In accordance with the North Topsail Beach Flood Damage Prevention Ordinance, a Floodplain Development Permits is hereby granted to **Coastland Construction LLC** to conduct development activities within the area of special flood hazard on property located at **114 N PERMUDA WYND DR**. This Permit is issued to the aforementioned individual, firm, partnership, etc. for the purpose noted above and in accordance with the North Topsail Beach Flood Damage Prevention Ordinance, Floodplain Development Permit and attachments thereto; and is subject to the following modifications and/or performance reservations: **Rebuild existing 2-story rear deck(s) partially covered, 512 total square feet and stairs on existing pilings to meet building code. The footprint will remain unchanged, including the descending stairs.**

**CONDITION: No change in footprint; existing pilings.**

1. Permit issued for the following development only
2. Pursuant to Article 4, Section B (3) (a) ii) of the North Topsail Beach Flood Damage Prevention Ordinance, it shall be the duty of the permit holder to submit to the Floodplain Administrator the Elevation Certification within 7 calendar days after establishment of the lowest floor.
3. All buildings or structures shall be located and comply with all applicable CAMA setback requirements and as specified by your CAMA MINOR PERMIT # **EX 53-23**
4. Below DFE enclosures are to be used for parking vehicles, building access, or storage only. Living space below DFE is not only a violation but will result in an insurance submit-to-rate to FEMA headquarters which will require an explanation from the town. If the plans indicate storage below DFE, the flood development permit requires flood resistant materials below DFE, all electrical work below DFE within enclosed area will be in accordance with NEC210.70A3 for storage room in a regulated flood zone and a statement on the certificate of occupancy will indicate that "habitable space" below DFE is considered a violation of the building and flood codes.
5. Proper Erosion and Sediment control measures shall be installed and maintained in accordance with North Carolina State Standards during fill operations.
6. All buildings or structures shall be elevated so that the bottom of the lowest supporting horizontal member (excluding pilings or columns) is AT OR ABOVE DESIGN FLOOD ELEVATION (BFE + 2 feet freeboard MSL) [NGVD 1929 or NAVD 1988] with all space below the lowest supporting member open so as not to impede the flow of water. Open lattice work or decorative screening may be permitted for aesthetic purposes only and must be designed to breakaway in the event of abnormal wave action pursuant to the North Topsail Beach Flood Damage Prevention Ordinance.
7. All attendant utilities shall be AT OR ABOVE DESIGN FLOOD ELEVATION (BFE + 2 feet freeboard MSL) [NGVD 1929 or NAVD 1988].
8. All building or structures shall be securely anchored on pilings or columns and meet the following minimum criteria:
  - a. All pilings and columns and the attached structures shall be anchored to resist flotation, collapse, and lateral movement due to the effect of wind and water loads acting simultaneously on all building components.  
A registered professional engineer shall certify that the design, specifications and plans for construction are in compliance with the provisions
  - b. contained in Article 4, Section B, Article 5, Section G (3)(a&b), Article 5, Section G(4) and Article 5, Section G(6) of this ordinance on North Carolina's "National Flood Insurance Program V-Zone Certification" form dated May 1992 or newer.
9. Non-compacted fill may be used around the perimeter of a building for landscaping and/or aesthetic purposes. The local floodplain administrator shall approve design plans for landscaping and/or aesthetic fill only after the applicant has provided an analysis by an engineer, architect, and/or soil scientist which demonstrates that the following factors have been fully considered to meet compliance of this ordinance:
  - a. Particle composition of fill material does not have a tendency for excessive natural compaction;
  - b. Volume and distribution of fill will not cause wave deflection to adjacent properties; and,
  - c. Slope and fill will not cause wave run-up or ramping.
10. Maximum thickness of concrete shall not exceed 4 inches. The slab must be frangible to allow the slab to collapse if significantly undercut by scour, rather than damaging the structure. The use of fill beneath an elevated building to elevate a slab above natural grade is considered an obstruction and is therefore prohibited.
11. Lattice work or decorative screening shall be allowed below the base flood elevation provided they are not part of the structural support of the building and are designed so as to breakaway, under abnormally high tides or wave action, without damage to the structural integrity of the building on which they are to be used and provided the following design specifications are met.
  - a. No solid walls shall be allowed. Only breakaway walls will be allowed BELOW DESIGN FLOOD ELEVATION (BFE + 2 feet freeboard MSL) [NGVD 1929 or NAVD 1988]. Material shall consist of wood or mesh screening only.
  - b. Design safe loading resistance of each wall shall be not less than 10 nor more than 20 pounds per square foot or,
  - c. If more than 20 pounds per square foot, a registered professional engineer or architect shall certify that the design wall collapse would result from a water load less than that which would occur during the base flood event, and the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components

- (structural and non-structural). The water loading values used shall be those associated with the base flood. The wind loading values used shall be those required by the North Carolina State Building Code.
12. If aesthetic lattice work or screening is utilized, such enclosed space shall not be designed to be used for human habitation, but shall be designed to be used only for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises.
  13. Prior to construction, plans for any structures that will have lattice work or decorative screening must be submitted to the local administrator for approval.
  14. Any alteration, repair, reconstruction or improvement to a structure shall not enclose the space below the lowest floor except with lattice work or decorative screening, as provided for in the North Topsail Beach Flood Damage Prevention Ordinance.
  15. No manufactured homes shall be permitted except in an existing manufactured home park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision provided the anchoring and elevation standards are in compliance with the North Topsail Beach Flood Damage Prevention Ordinance.
  16. Recreational vehicles shall be permitted in Coastal High Hazard Areas provided that they meet the provisions of the North Topsail Beach Flood Damage Prevention Ordinance.
  17. Temporary Structures shall be permitted in Coastal High Hazard Areas provided that they meet the provisions of the North Topsail Beach Flood Damage Prevention Ordinance.

I understand that failure to comply with the North Topsail Beach Flood Damage Prevention Ordinance including any modifications and/or performance reservations could result in assessment of civil penalties or initiation of civil or criminal court actions.

<b>Applicant Signature:</b>		<b>Date: 11/07/2023</b>	<b>NOT VALID UNTIL SIGNED AND ACKNOWLEDGED BY APPLICANT</b>
<b>Issued By:</b>		<b>Date: 11/22/2023</b>	