

Borough of Point Pleasant

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HOUSE ELEVATING REQUIREMENTS

The following information will serve as a *guide* to elevate existing structures above the flood elevation. *This guide in no way replaces any Federal, State and Local Laws and Ordinances.*

Approval to elevate structures is predicated upon submission of the following:

1. Current survey and elevation certificate
2. Plot Plan showing all proposed structures, stairways, decks, etc.
3. Show the distance of neighboring structures on survey.
4. Construction permit application
5. Shut off letters from the utility companies (gas, electric, cable, telephone, propane) *If the homeowner will be residing in the house until the permit is processed, please inform us at submittal.*
6. If the existing foundation is to be removed, a \$175.00 disconnect fee is to be paid in the Water/Sewer Department & DPW will disconnect.
7. Plumbing permit; marked "Disconnect/Reconnect" for water/sewer service.
8. Letter stating that contractor is responsible for the protection of adjoining properties for duration of project.
9. Copy of NJ House Lifters Registration Card & Cribbing Plan
10. Method of Elevation & Equipment being used (**SEE ADDITIONAL INFORMATION ON BACK**)
11. Foundation plan prepared by licensed architect including:
 - Proposed height of foundation
 - Flood vents
 - Height of crawl space grade
 - Front, rear and side elevations including stair projections
 - Anticipated over all building height from top of road or flood elevation to top of ridge in front of building as prepared by a licensed surveyor.

Prior to issuance of Certificate of Occupancy, submit the following:

1. Certificate of Occupancy Application
2. (3) Copies of Elevation Certificate; (1) must be sealed
3. If engineered flood vents were used, submit required ICC evaluation service form or sealed engineered calculations.

5:23-2.37 Elevation of an existing building

(a) **Service connections:** Before a building can be elevated, the owner or agent shall notify all utilities having service connections within the building, such as water, electric, gas, sewer, and other connections. A permit to elevate shall not be issued until releases are obtained from all utilities that provide service to the property, stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been removed or sealed or plugged in a safe manner.

(b) **Method of elevation:** The permit application shall include the proposed method of elevation or equipment to be used, including an estimate of the lifting load and identification of the locations for the principal lift beams, lateral support beams, and cribbing, if any. All supports, including, but not limited to, jacks, beams, cribbing, and strapping, shall be of sufficient size and strength to support the estimated lifting load.

(c) **Equipment:** The elevation shall employ a synchronized hydraulic jacking system or a method or equipment deemed to be equivalent. For purposes of evaluating the equivalency of any proposed method or equipment, the construction official or building subcode official may request additional supporting documentation pursuant to *N.J.A.C. 5:23-2.19* and *3.7*.

(d) **Protection of adjoining property:** In cases where the lot size or the location of the building on the lot is such that there is a need to protect adjoining property or public rights of way, a plan for providing such protection shall be included as part of the permit application. The construction official may require that the plans be prepared by a New Jersey licensed design professional.