

Private Provider Program - Projects in a FEMA Special High Hazard Area

Definitions

FEMA	Federal Emergency Management Agency
SFHA	Special Flood Hazard Area
BFE	Base Flood Elevation The elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year.
FREEBOARD	An additional amount of height above the BFE used as a factor of safety in determining the level at which a building's lowest floor must be elevated or floodproofed to be in accordance with state or community floodplain management regulations.
DFE	Design Flood Elevation The elevation of the highest flood that a retrofitting method is designed to protect against. (BFE + FREEBOARD = DFE)

Scope

Changes to the Private Provider Program are limited to properties located within a FEMA SFHA.

Residential New Construction Projects (One and Two-Family Dwellings)

Plan review for Residential New Construction Projects will be performed by the City of Tampa on *all items* up to the required DFE. (For example, elements such as foundation, electrical, mechanical, plumbing, and flood resistant materials.)

Inspections for Residential New Construction Projects will be performed by the City of Tampa up to the required DFE *and* until such time approval for the required Under-Construction Elevation Certificate is obtained.

Residential Alteration and Addition Projects

Plan review for Residential Alteration and Addition projects will be performed by the City of Tampa for Substantial Improvement Determination and flood resistant materials. If it is determined that project is, in fact, a Substantial Improvement, then the City of Tampa will perform review on all items up to the required DFE. (For example, elements such as foundation, electrical, mechanical, plumbing, and flood resistant materials.)

Inspections for Residential Alteration and Addition Projects will be performed by the City of Tampa up to the required DFE *and* until such time approval for the required Under-Construction Elevation Certificate is obtained (if applicable).

Commercial New Construction Projects

Plan review for New Commercial Projects will be performed by the City of Tampa on *all items* up to the required DFE. (For example, elements such as foundation, electrical, mechanical, plumbing, and flood resistant materials.)

Inspections for New Commercial Projects will be performed by the City of Tampa up to the required DFE *and* until such time approval for the required Under-Construction Elevation Certificate is obtained.

Commercial Alteration and Addition Projects

Plan review for Commercial Alteration and Addition projects will be performed by the City of Tampa for Substantial Improvement Determination and flood resistant materials. If it is determined that project is, in fact, a Substantial Improvement, then the City of Tampa will perform review on all items up to the required DFE. (For example, elements such as foundation, electrical, mechanical, plumbing, and flood resistant materials.)

Inspections for Commercial Alteration and Addition Projects will be performed by the City of Tampa up to the required DFE *and* until such time approval for the required Under-Construction Elevation Certificate is obtained (if applicable).

New Multi-Family Projects

Plan review for New Multi-Family Projects will be performed by the City of Tampa on *all items* up to the required DFE. (For example, elements such as foundation, electrical, mechanical, plumbing, and flood resistant materials.)

Inspections for New Multi-Family Projects will be performed by the City of Tampa up to the required DFE *and* until such time approval for the required Under-Construction Elevation Certificate is obtained.

Final Inspections

The City of Tampa will perform a final inspection on all projects located in a FEMA SFHA to verify compliance with flood regulations and local flood ordinance.

Fee Reductions

Fee reductions have been adjusted to 15% to reflect the additional work the City of Tampa is performing on properties within a FEMA SFHA.

Comparing the Program Protocols (New vs. Retired)

PROJECT TYPE	NEW PROTOCOL	RETIRED PROTOCOL
Residential New Construction Projects	<p>City of Tampa reviews <i>all items</i> up to the required DFE.</p> <p>City of Tampa will inspect up to the required DFE <i>and</i> until such time approval for the required Under-Construction Elevation Certificate is obtained.</p>	Private Provider could review and inspect exclusively.
Residential Alteration and Addition Projects	<p>City of Tampa will review for Substantial Improvement Determination and flood resistant materials. If it is determined that project is, in fact, a Substantial Improvement, then the City of Tampa will perform review on all items up to the required DFE.</p> <p>Inspections will be performed by the City of Tampa up to the required DFE <i>and</i> until such time approval for the required Under-Construction Elevation Certificate is obtained (if applicable).</p>	Private Provider could review and inspect exclusively.
New Commercial Projects	<p>City of Tampa reviews <i>all items</i> up to the required DFE.</p> <p>City of Tampa will inspect up to the required DFE <i>and</i> until such time approval for the required Under-Construction Elevation Certificate is obtained.</p>	Private Provider could review and inspect exclusively.
Commercial Alteration and Addition Projects	<p>City of Tampa will review for Substantial Improvement Determination and flood resistant materials. If it is determined that project is, in fact, a Substantial Improvement, then the City of Tampa will perform review on all items up to the required DFE.</p> <p>Inspections will be performed by the City of Tampa up to the required DFE <i>and</i> until such time approval for the required Under-Construction Elevation Certificate is obtained (if applicable).</p>	Private Provider could review and inspect exclusively.
New Multi-Family Projects	<p>City of Tampa reviews <i>all items</i> up to the required DFE.</p> <p>City of Tampa will inspect up to the required DFE <i>and</i> until such time approval for the required Under-Construction Elevation Certificate is obtained.</p>	Private Provider could review and inspect exclusively.
Final Inspections	City of Tampa will perform a final inspection on all projects located in a FEMA SFHA.	Private Provider could review and inspect exclusively.

IMPORTANT NOTE

This change in policy *does not* prohibit Private Providers from conducting plans review and/or inspections for projects that are in a SFHA or citizens from hiring Private Providers for such projects. It *does*, however, mean that the benefit of bypassing the City plan review and/or inspection process for such projects and previous fee discount is unavailable.