



**Private Provider Program  
 Projects in a FEMA Special Flood Hazard Area**

**Contents**

Definitions ..... 1

Scope ..... 2

Residential New Construction Projects (One, Two-Family, Townhome Dwellings) ..... 2

Residential Alteration and Addition Projects (One, Two-Family, Townhome Dwellings)..... 2

Commercial New Construction Projects..... 2

Commercial Alteration, Addition and Interior Completion Projects ..... 2

New Multi-Family Projects .....2

Final Inspections ..... 2

Fee Reductions ..... 2

Comparing the Program Protocols (New vs. Previous Protocol) ..... 3

**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 or Higher)

## Scope

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

### Residential New Construction Projects (One, Two-Family, Townhome Dwellings)

Plan review for Residential New Construction Projects will be performed by Manatee County Building Division 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 Manatee County Building Division up to the required DFE *and* the required Under-Construction Elevation Certificate is submitted and approved.

### Residential Alteration and Addition Projects (One, Two-Family, Townhome Dwellings)

Residential Alteration and Addition Projects will be reviewed and inspected entirely by the Manatee County Building Division due to the complexity, scope, and materials of FEMA Substantial Improvement Determinations.

### Commercial New Construction Projects

Plan review for New Commercial Projects will be performed by the Manatee County Building Division 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 Manatee County Building Division up to the required DFE *and* the required Under-Construction Elevation Certificate is submitted and approved.

### Commercial Alteration, Addition, Interior Completion Projects

Plan review for Alteration, Addition, Interior Completion Projects will be performed by the Manatee County Building Division on *all items* up to the required DFE. (For example, elements such as foundation, electrical, mechanical, plumbing, and flood resistant materials.)

Inspections for Alteration, Addition, Interior Completion Projects will be performed by the Manatee County Building Division up to the required DFE *and* the required Under-Construction Elevation Certificate is submitted and approved (if applicable).

### New Multi-Family Projects

Plan review for New Multi-Family Projects will be performed by the Manatee County Building Division 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 Manatee County Building Division up to the required DFE *and* until such time approval for the required Under-Construction Elevation Certificate is obtained.

### Final Inspections

Manatee County Building Division will perform a final inspection on all projects located in a FEMA SFHA to verify compliance with flood regulations and local flood ordinance.

## Required County Inspections

Once the permit is issued the contractor will be allowed to schedule the following pre-requisite inspections. All other inspections will be restricted until an UC-EC is received and approved:

101- Footer	102- Mono	103- Floor
203- Electrical Underground	219 Concrete Encased Ground	401- Plumbing Rough
118- Stemwall	116- Floor Joist	
143- Form & Pour		

## Fee Reductions

PERMIT FEE WITH PRIVATE PROVIDER	
<b>Residential New, Alteration, Addition</b> Plans Review and Inspections being performed by a Private Provider in a Non-Flood Zone	\$260
<b>Residential New, Alteration, Addition</b> Inspections only being performed by a Private Provider in a Non-Flood Zone	\$330
<b>Residential New, Alteration, Addition</b> Partial Inspections performed by a Manatee County Inspector in a Flood Zone above the Base Flood Elevation, BFE. All remaining inspections performed by a Private Provider.	\$367
<b>Commercial New, Alteration, Addition</b> Plans Review and Inspections being performed by a Private Provider in a Non-Flood Zone	\$300
<b>Commercial New, Alteration, Addition</b> Inspections only in a Non-Flood Zone	\$1400
<b>Commercial New, Alteration, Addition</b> Partial Inspections in a Flood Zone above the BFE	\$1465
<b>Inground Pool</b> Plans Review and Inspections	\$150
<b>Inground Pool</b> Inspections only	\$170

### Comparing the Program Protocols (New vs. Previous Protocol)

PROJECT TYPE	NEW PROTOCOL	PREVIOUS PROTOCOL
Residential New Construction Projects	<p>Manatee County Building Division reviews <i>all items</i> up to the required DFE.</p> <p>Manatee County Building Division will inspect up to the required DFE <i>and</i> the required Under-Construction Elevation Certificate is submitted and approved.</p>	Private Provider could review and inspect exclusively.
Residential Alteration and Addition Projects	Manatee County Building Division reviews and inspects due to the complexity, scope, and materials of FEMA Substantial Improvement Determinations.	Private Provider could review and inspect exclusively.
New Commercial Projects	<p>Manatee County Building Division reviews <i>all items</i> up to the required DFE.</p> <p>Manatee County Building Division will inspect up to the required DFE <i>and</i> the required Under-Construction Elevation Certificate is submitted and approved.</p>	Private Provider could review and inspect exclusively.
Commercial Alteration and Addition Projects	<p>Manatee County Building Division reviews <i>all items</i> up to the required DFE.</p> <p>Manatee County Building Division will inspect up to the required DFE <i>and</i> the required Under-Construction Elevation Certificate is submitted and approved (if applicable).</p>	Private Provider could review and inspect exclusively.
New Multi-Family Projects	<p>Manatee County Building Division reviews <i>all items</i> up to the required DFE.</p> <p>Manatee County Building Division will inspect up to the required DFE the required Under-Construction Elevation Certificate is submitted and approved.</p>	Private Provider could review and inspect exclusively.
Final Inspections	Manatee County Building Division 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 the option of contractors and/or owners from using Private Providers to conduct plans review and/or inspections above the DFE for projects that are in a SFHA. A contractor and/or owners right may still retain and use a Private Provider to conduct plannings review and/or inspections, with the exception Manatee County Building Division will provide inspections in FEMA SFHA in order meet compliance requirements of Federal Rules and Regulations.