

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Bashir and Karen Nejdawi				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 551 Ranger Lane				Company NAIC Number:	
City Longboat Key		State Florida		ZIP Code 34228	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 10, Block D, Country Club Shores, Unit 4					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>N27°20'46"</u> Long. <u>W82°36'01"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>457</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>3</u>					
c) Total net area of flood openings in A9.b <u>660</u> sq in					
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Longboat Key 125126			B2. County Name Sarasota		B3. State Florida
B4. Map/Panel Number 125126 010	B5. Suffix D	B6. FIRM Index Date 05/18/1992	B7. FIRM Panel Effective/ Revised Date 08/15/1983	BB. Flood Zone(s) A13	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 11
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 551 Ranger Lane			Policy Number:
City Longboat Key	State Florida	ZIP Code 34228	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: A715 Vertical Datum: 8.78

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

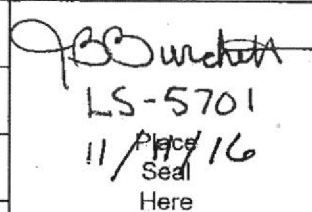
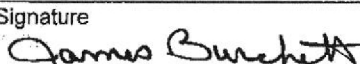
Check the measurement used.

- |   |             |  |                                 |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | <u>12.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | <u>25.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | <u>N/A</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | <u>8.7</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | <u>12.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | <u>7.6</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | <u>8.2</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | <u>8.0</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name James Burchett	License Number LS 5701	
Title President		
Company Name Sampey, Burchett and Knight, Inc.		
Address 1570 Global Court		
City Sarasota	State Florida	
Signature 	Date 11/11/2016	Telephone (941) 379-6926

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)  
C2.e) Water Heater on Landing in Garage.  
A/C unit elevated to second floor level.

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**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.


**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name \_\_\_\_\_

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	

Comments \_\_\_\_\_



Check here if attachments.

**ELEVATION CERTIFICATE**

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Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
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**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
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- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

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Check here if attachments.

## BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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Expiration Date: November 30, 2018

### ELEVATION CERTIFICATE

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If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption



Photo Two

Photo Two Caption

## BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008  
Expiration Date: November 30, 2018

### ELEVATION CERTIFICATE

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City Longboat Key	State Florida	ZIP Code 34228	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

Photo One Caption



Photo Two

Photo Two Caption

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FOLLOW ALL LOCAL BUILDING CODES AND ENGINEERED BLUEPRINTS

READ INSTRUCTIONS CAREFULLY BEFORE INSTALLATION | BE SURE TO INSPECT ALL VENTS FOR SHIPPING DAMAGE BEFORE INSTALLING

**Sealed Series Vents (FFWF12 | FFWF08 | FFWF05)**

**NEW CONSTRUCTION (See specifics for Stucco, Brick Skirt, and Block Pier installations below)**

- Leave rough openings of 8"x16" for each vent
- Blocks over the vent must be positioned as half blocks. The vent is not designed to support weight.
- When installing the vent, be sure the side marked "top" is facing up and the vent grill is facing the outside of the foundation. The rubber flaps should be on the crawl space side of the foundation.
- To install the vent,
  - Apply several large beads of construction adhesive on the bottom of the rough opening. Insert the vent on top of the adhesive.
  - Apply two large beads of adhesive on the top-front (grill side) of the left and right sides of the vent.
  - Secure the vent in place with plastic shims by pushing them through the adhesive on the top of the vent until the shims are snug and in place between the top of the vent and the foundation block opening. In order to secure the grill within the security tabs on the bottom of the vent, the shims MUST be positioned over the top-front of the vent where the grill hinge inter-locks with the vent housing.
  - Be sure the security tabs engage the grill by shimming around the vent as necessary.
  - DO NOT OVER-TIGHTEN SHIMS AROUND THE VENT.
  - Verify vent is level and straight.
- The vent grill MUST be clear of all construction debris, adhesive or other installation materials.
- Use exterior caulk to fill in any cracks or gaps remaining around the vent.
- Position the grill between the security tabs. If the grill cannot swing freely, the shims around the vent are too tight and need to be adjusted.
- Position both flaps into channels on the bottom of the vent's interior.

**STUCCO INSTALLATIONS –Models FFWF08 and FFWF05 suggested for this application**

- **Note:** Exterior wall systems like Stucco and EIFS must be designed to manage moisture around the flood vent opening.
- The front of the vent should be positioned flush with the finished stucco or the outside of the foundation wall. This will allow the stucco to be applied and finished around the vent.
- Protect the front of the vent with plastic and tape if stucco is going to be applied after the installation. The plastic MUST be removed after the application of stucco is complete.

**BRICK SKIRT INSTALLATIONS – Model FFWF12 suggested for this application**

- It is recommended that the vent be installed after the construction of the foundation wall and during the construction of the brick skirt. This will insure the vent is aligned with both the opening in the foundation and the brick skirt.
- The front of the vent should be positioned ¼" of an inch from the front of the brick skirt.
- The vent will be placed in the opening of the foundation and the brick will be built up and around the front of the vent.
- The front and back of the vent need to be covered in plastic and secured with tape in order to keep any excess mortar off of the moving parts of the vent.
- Protect the front and rear of the vent with plastic and tape until the brick skirt installation has been completed. The plastic MUST be removed after the installation is complete.

**BLOCK PIER INSTALLATIONS –Model FFWF05 suggested for this application**

- Place a steel lenthil over the top of the rough opening to support the upper courses of bricks above the vent. The vent is not designed to support weight.
- The front of the vent should be ¼" of an inch from the exterior face of the brick skirt.
- Be sure the vent is level

**RETRO-FITTING (See specifics for Block Pier retro-fits below)**

- Gently remove the existing vent.
- Blocks over the vent must be positioned as half blocks. The vent is not designed to support weight.
- When installing the vent, be sure the side marked "top" is facing up and the vent grill is facing the outside of the foundation. The rubber flaps should be on the crawl space side of the foundation.
- Install the new vent from the interior of the crawlspace. *Tip: It may be helpful to have a second person on the exterior of the crawlspace to help line up the vent.*
- DO NOT force or wedge a vent into an opening. This could deform or damage the vent and could result in a malfunction of the vent.
- The front of the vent should be placed ¼" of an inch from the outside of the foundation wall.
- To install the vent,
  - Apply several large beads of construction adhesive on the bottom of the rough opening. Insert the vent on top of the adhesive
  - Apply two large beads of adhesive on the top-front (grill side) of the left and right sides of the vent.
  - Secure the vent in place with plastic shims by pushing them through the adhesive on the top of the vent until the shims are snug and in place between the top of the vent and the foundation block opening. In order to secure the grill within the security tabs on the bottom of the vent, the shims MUST be positioned over the top-front of the vent where the grill hinge inter-locks with the vent housing.
  - Be sure the security tabs engage the grill by shimming around the vent as necessary.
  - DO NOT OVER-TIGHTEN SHIMS AROUND THE VENT.
  - Verify vent is level and straight.
- The vent grill MUST be clear of all construction debris, adhesive or other installation materials.
- Use exterior caulk to fill in any cracks or gaps remaining around the vent. *Tip: Select a caulk color that matches the stucco/mortar color to make this vent swap less noticeable.*
- Any opening between the rear of the vent and the foundation block should also be caulked. If using an expanding foam material, be sure not to overfill around the vent because this could cause the vent to be deformed and result in a malfunction of the vent.
- Position the grill between the security tabs. If the grill cannot swing freely, the shims around the vent are too tight and need to be adjusted.
- Position both flaps into channels on the bottom of the vent's interior.

**BLOCK PIER RETRO-FIT –Model FFWF05 suggested for this application**

- The front of the vent should be ¼" of an inch from the exterior face of the brick skirt.
- Be sure the vent is level.

See reverse for additional installation instructions

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**WOOD STUD WALLS** — Models FFWF12, FFWF08 or FFWF05 suggested for this application. Choose flood vent depth to match wall thickness.

- **Note:** Follow the siding manufacturer's requirements for sealing between the siding and any openings.
- Leave rough openings of 8"x16" for each vent
- When installing the vent, be sure the side marked "top" is facing up and the vent grill is facing the outside of the foundation. The rubber flaps should be on the crawl space side of the foundation.
- Install the new vent from the interior of the crawlspace. *Tip: It may be helpful to have a second person on the exterior of the crawlspace to help line up the vent.*
- To install the vent,
  - Apply several large beads of construction adhesive on the bottom of the rough opening. Insert the vent on top of the adhesive
  - Apply two large beads of adhesive on the top-front (grill side) of the left and right sides of the vent.
  - Secure the vent in place with plastic shims by pushing them through the adhesive on the top of the vent until the shims are snug and in place between the top of the vent and the framing. In order to secure the grill within the security tabs on the bottom of the vent, the shims **MUST** be positioned over the top-front of the vent where the grill hinge inter-locks with the vent housing.
  - Be sure the security tabs engage the grill by shimming around the vent as necessary.
  - **DO NOT OVER-TIGHTEN SHIMS AROUND THE VENT.**
  - If desired, screws may also be used to secure the vent to the studs. If screws are used on the interior of the vent, they **MUST** be placed in locations that will not affect the swinging action of the grill or flaps. Do not over tighten screws. *Tip: Use rust resistant screws.*
  - Verify vent is level and straight.
- The vent grill **MUST** be clear of all construction debris, adhesive or other installation materials.
- Use exterior caulk to fill in any cracks or gaps remaining around the vent.
- Position the grill between the security tabs. If the grill cannot swing freely, the shims around the vent are too tight and need to be adjusted.
- Position both flaps into channels on the bottom of the vent's interior.

**STACKER MODELS (VENT STACKING)** — All models may be used for this application

- Leave rough openings of 16"x16" for each stacker model vent
- Secure the two vents together by placing 3-4 beads of construction adhesive to the top of the bottom vent. Place the second vent on top of the beads of adhesive making sure the ribs fit securely.
- Follow applicable installation instructions provided above.
- Use exterior caulk to fill in the gap between the top and bottom vent.

**Multi-Purpose Series Vents (FFNF12 | FFNF08 | FFNF05)****NEW CONSTRUCTION** (See specifics for Stucco, Brick Skirt, and Block Pier installations above)

- Leave rough openings of 8"x16" for each vent
- Blocks over the vent must be positioned as half blocks. The vent is not designed to support weight.
- When installing the vent, be sure the side marked "top" is facing up and the vent grill is facing the outside of the foundation.
- To install the vent,
  - Apply several large beads of construction adhesive on the bottom of the rough opening. Insert the vent on top of the adhesive.
  - Apply two large beads of adhesive on the top-front (grill side) of the left and right sides of the vent.
  - Secure the vent in place with plastic shims by pushing them through the adhesive on the top of the vent until the shims are snug and in place between the top of the vent and the foundation block opening. In order to secure the grill within the security tabs on the bottom of the vent, the shims **MUST** be positioned over the top-front of the vent where the grill hinge inter-locks with the vent housing.
  - Be sure the security tabs engage the grill by shimming around the vent as necessary.
  - **DO NOT OVER-TIGHTEN SHIMS AROUND THE VENT.**
  - Verify vent is level and straight.
- The vent grill **MUST** be clear of all construction debris, adhesive or other installation materials.
- Use exterior caulk to fill in any cracks or gaps remaining around the vent.
- Position the grill between the security tabs. If the grill cannot swing freely, the shims around the vent are too tight and need to be adjusted.

**RETRO-FITTING**

- Gently remove the existing vent.
- Blocks over the vent must be positioned as half blocks. The vent is not designed to support weight.
- When installing the vent, be sure the side marked "top" is facing up and the vent grill is facing the outside of the foundation.
- Install the new vent from the interior of the crawlspace. *Tip: It may be helpful to have a second person on the exterior of the crawlspace to help line up the vent.*
- **DO NOT** force or wedge a vent into an opening. This could deform or damage the vent and could result in a malfunction of the vent.
- The front of the vent should be placed  $\frac{1}{4}$ " of an inch from the outside of the foundation wall.
- To install the vent,
  - Apply several large beads of construction adhesive on the bottom of the rough opening. Insert the vent on top of the adhesive
  - Apply two large beads of adhesive on the top-front (grill side) of the left and right sides of the vent.
  - Secure the vent in place with plastic shims by pushing them through the adhesive on the top of the vent until the shims are snug and in place between the top of the vent and the foundation block opening. In order to secure the grill within the security tabs on the bottom of the vent, the shims **MUST** be positioned over the top-front of the vent where the grill hinge inter-locks with the vent housing.
  - Be sure the security tabs engage the grill by shimming around the vent as necessary.
  - **DO NOT OVER-TIGHTEN SHIMS AROUND THE VENT.**
  - Verify vent is level and straight.
- The vent grill **MUST** be clear of all construction debris, adhesive or other installation materials.
- Use exterior caulk to fill in any cracks or gaps remaining around the vent. *Tip: Select a caulk color that matches the stucco/mortar color to make this vent swap less noticeable.*
- Any opening between the rear of the vent and the foundation block should also be caulked. If using an expanding foam material, be sure not to overfill around the vent because this could cause the vent to be deformed and result in a malfunction of the vent.
- Position the grill between the security tabs. If the grill cannot swing freely, the shims around the vent are too tight and need to be adjusted.

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**ICC-ES Evaluation Report****ESR-3560 FBC Supplement**

Issued September 2014

*This report is subject to renewal September 2015.*[www.icc-es.org](http://www.icc-es.org) | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

**DIVISION: 08 00 00—OPENINGS**

Section: 08 95 43—Vents/Foundation Flood Vents

**REPORT HOLDER:**

**FLOOD FLAPS®**, LLC  
2707 WATERPOINTE CIRCLE  
MT. PLEASANT, SOUTH CAROLINA 29466  
(843) 849-8031  
[www.floodflaps.com](http://www.floodflaps.com)  
[info@floodflaps.com](mailto:info@floodflaps.com)

**EVALUATION SUBJECT:****FLOOD FLAPS® FLOOD VENTS: MODELS FFWF12; FFNF12; FFWF08; FFNF08; FFWF05; FFNF05****1.0 REPORT PURPOSE AND SCOPE****Purpose:**

The purpose of this evaluation report supplement is to indicate that Flood Flaps flood vents, recognized in ICC-ES master evaluation report ESR-3560, have also been evaluated for compliance with the codes noted below.

**Applicable code editions:**

- 2010 *Florida Building Code—Building*
- 2010 *Florida Building Code—Residential*

**2.0 CONCLUSIONS**

The Flood Flaps flood vents, described in Sections 2.0 through 7.0 of the master evaluation report ESR-3560, comply with the 2010 *Florida Building Code—Building* and the 2010 *Florida Building Code—Residential*, provided the design and installation are in accordance with the *International Building Code®* provisions noted in the master report.

Use of the Flood Flaps flood vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the 2010 *Florida Building Code—Building* and the 2010 *Florida Building Code—Residential* for structures not subject to Section 2326.1 of the 2010 *Florida Building Code—Building* or Section R4409.13.3.1 of the 2010 *Florida Building Code—Residential*, as applicable.

For products falling under Florida Rule 9N-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the master report issued September 2014.

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**ICC-ES Evaluation Report**

**ESR-3560**

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**Section: 08 95 43—Vents/Foundation Flood Vents**

**REPORT HOLDER:**

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**EVALUATION SUBJECT:**

**FLOOD FLAPS® FLOOD VENTS: MODELS FFWF12; FFNF12; FFWF08; FFNF08; FFWF05; FFNF05**

**1.0 EVALUATION SCOPE**

**Compliance with the following codes:**

- 2012 and 2009 *International Building Code*® (IBC)
- 2012 and 2009 *International Residential Code*® (IRC)

**Properties evaluated:**

- Physical operation
- Water flow
- Weathering

**2.0 USES**

Flood Flaps® are used to provide for the equalization of hydrostatic flood forces on exterior walls.

**3.0 DESCRIPTION**

**3.1 General:**

Flood Flaps® flood vents are engineered mechanically operated flood vents (FVs) that automatically allow flood waters to enter and exit enclosed areas. The FVs are constructed of ABS plastic which serves as the FV's housing, and a front grill that contains an anodized metal screen imbedded in polypropylene plastic. On contact with rising flood water, the grill will disengage from its secured position, allowing flood water and debris to flow through in either direction.

The sealed series models contain two rubber flaps that close the FV to the passage of air when using with conditioned areas or sealed crawl spaces. In the same manner as the grill, the two rubber flaps are pushed open by water pressure, allowing water and debris to flow

through the FV in either direction. See Figure 1 for an illustration of the Flood Flaps® FV.

**3.2 Engineered Opening:**

The Flood Flaps® FVs comply with the design principle noted in Section 2.6.2.2 of ASCE/SEI 24 for a rate of rise and fall of 5 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Flood Flaps® FVs must be installed in accordance with Section 4.0.

**3.3 Model Sizes:**

The Flood Flaps® FV model designations and sizes are as follows:

MODEL	WIDTH (in)	HIGHT (in)	DEPTH (in)
FFWF12 FFNF12	15 <sup>5</sup> / <sub>8</sub>	7 <sup>3</sup> / <sub>4</sub>	12
FFWF08 FFNF08	15 <sup>5</sup> / <sub>8</sub>	7 <sup>3</sup> / <sub>4</sub>	8
FFWF05 FFNF05	15 <sup>5</sup> / <sub>8</sub>	7 <sup>3</sup> / <sub>4</sub>	5

For SI: 1 inch = 25.4 mm.

The FFWF series include two rubber flaps for the prevention of air flow. The FFNF series omit the rubber flaps.

**3.4 Ventilation:**

Flood Flaps® FV models FFNF12, FFNF08, FFNF05, and FFNF02 have metal screens with 1/4-inch-by-1/4 inch (6 mm by 6 mm) openings and provide 37 square inches of net free opening to supply natural ventilation for under-floor ventilation. Flood Flaps® FV models FFWF12, FFWF08, and FFWF05 have not been evaluated for use as openings for under-floor ventilation.

**4.0 DESIGN AND INSTALLATION**

Flood Flaps® FVs are designed to be installed into walls of existing or new construction. Installation of the FVs must be in accordance with the manufacturer's instructions, the applicable code and this report. Flood Flaps® FVs can be installed in wood, masonry and concrete walls up to a thickness of 12 inches (305 mm). In order to comply with the engineered opening design principle noted in Section 2.6.2.2 of ASCE/SEI 24, the Flood Flaps® FVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.

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- With a minimum of one FV for every 220 square feet (20 m<sup>2</sup>) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305 mm) above grade.

**5.0 CONDITIONS OF USE**

The Flood Flaps<sup>®</sup> flood vents described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The Flood Flaps<sup>®</sup> FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

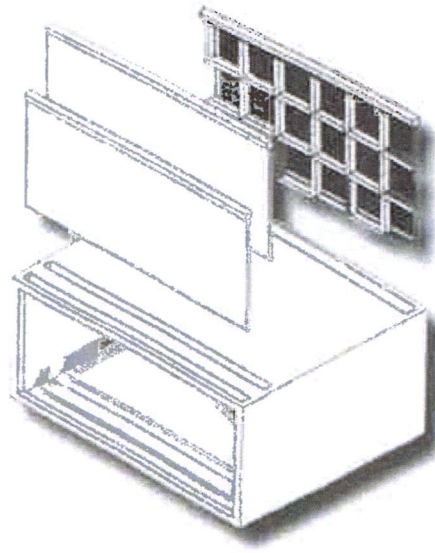
- 5.2 The Flood Flaps<sup>®</sup> FVs must not be used in place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

**6.0 EVIDENCE SUBMITTED**

Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated October 2013.

**7.0 IDENTIFICATION**

The Flood Flaps models recognized in this report are identified by a label bearing the manufacturer's name, the model number, and the evaluation report number (ESR-3560).



**FIGURE 1—FLOOD FLAPS<sup>®</sup> FLOOD VENT**

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