

**BLDG. PERMIT PLANS**  
**FILE Copy of Record**

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

# 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 Barry and Gail Finn					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 560 Putting Green 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 5, Block J, Country Club Shores, Unit 4, Part 2						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>						
A5. Latitude/Longitude: Lat. <u>N 27.348139</u> Long. <u>W 82.601628</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 <u>0</u>						
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>647</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>4</u>						
c) Total net area of flood openings in A9.b <u>148</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 Town of 125126			B2. County Name Sarasota		B3. State Florida	
B4. Map/Panel Number 12115C0126	B5. Suffix F	B6. FIRM Index Date 11/04/2016	B7. FIRM Panel Effective/ Revised Date 11/04/2016	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10	
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 type="checkbox"/> NGVD 1929 <input checked="" 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						

**RECEIVED**  
 SEP 09 2019

TOWN OF LONGBOAT KEY  
 Planning, Zoning and Building







# 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. 560 Putting Green Lane			Policy Number:
City Longboat Key	State Florida	ZIP Code 34228	Company NAIC Number

**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.





# BUILDING PHOTOGRAPHS

## ELEVATION CERTIFICATE

See Instructions for Item A6.

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. 560 Putting Green Lane			Policy Number:
City Longboat Key	State Florida	ZIP Code 34228	Company NAIC Number

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 Right Side



Photo Two

Photo Two Caption Rear



**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

Continuation Page

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. 560 Putting Green Lane			Policy Number:
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 Front



Photo Two

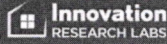
Photo Two Caption Flood vent





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# ICC-ES Evaluation Report

## ESR-3560

ICC-ES | (800) 423-6587 | (562) 699-0543 | www.icc-es.org

Reissued 09/2018  
This report is subject to renewal 09/2019.

**DIVISION: 08 00 00—OPENINGS**

**SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS**

**BLDG. PERMIT PLANS  
FILE Copy of Record**

**REPORT HOLDER:**

**FLOOD FLAPS®, LLC**

**EVALUATION SUBJECT:**

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



*"2014 Recipient of Prestigious Western States Seismic Policy Council (WSSPC) Award in Excellence"*



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# ICC-ES Evaluation Report

**ESR-3560**

Reissued September 2018

This report is subject to renewal September 2019.

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**DIVISION: 08 00 00—OPENINGS**

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

**REPORT HOLDER:**

**FLOOD FLAPS®**, LLC

**EVALUATION SUBJECT:**

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

## 1.0 EVALUATION SCOPE

**Compliance with the following codes:**

- 2018, 2015, 2012 and 2009 *International Building Code*® (IBC)
- 2018, 2015, 2012 and 2009 *International Residential Code*® (IRC)

**Properties evaluated:**

- Physical operation
- Water flow
- Weathering

## 2.0 USES

Flood Flaps® automatic flood vents are used to provide for the equalization of hydrostatic flood forces on exterior walls. Certain models also allow natural ventilation.

## 3.0 DESCRIPTION

### 3.1 General:

Flood Flaps® automatic 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 FVs are available in two series as described in Section 3.3.

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® automatic FV.

### 3.2 Engineered Opening:

The Flood Flaps® automatic FVs comply with the design principle noted in Sections 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 (2018 and 2015 IBC and IRC) [Section 2.6.2.2 of ASCE/SEI 24-05 (2012 and 2009 IBC and IRC)] 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® automatic FVs must be installed in accordance with Section 4.0.

### 3.3 Flood Vent Series Models:

Flood Flaps® automatic FVs are available in two series with multiple models and sizes as described in Table 1. The sealed series models, designated FFWF, include two rubber flaps for the prevention of air flow. The multi-purpose series, designated FFNF, omits the rubber flaps.

### 3.4 Natural Ventilation:

Flood Flaps® automatic 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 (0.02 m<sup>2</sup>) of net free opening to supply natural ventilation for under-floor ventilation. Flood Flaps® automatic 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® automatic 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® automatic 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 Sections 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 (2018 and 2015 IBC and IRC) [Section 2.6.2.2 of ASCE/SEI 24-05 (2012 and 2009 IBC and IRC)], the Flood Flaps® FVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.
- 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® automatic 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® automatic 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® automatic 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 August 2015 (editorially revised October 2017).

**7.0 IDENTIFICATION**

- 7.1 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).

7.2 The report holder’s contact information is the following:

**FLOOD FLAPS®**, LLC  
 POST OFFICE BOX 1003  
 ISLE OF PALMS, SOUTH CAROLINA 29451  
 (843) 881-0190  
[www.floodflaps.com](http://www.floodflaps.com)  
[info@floodflaps.com](mailto:info@floodflaps.com)

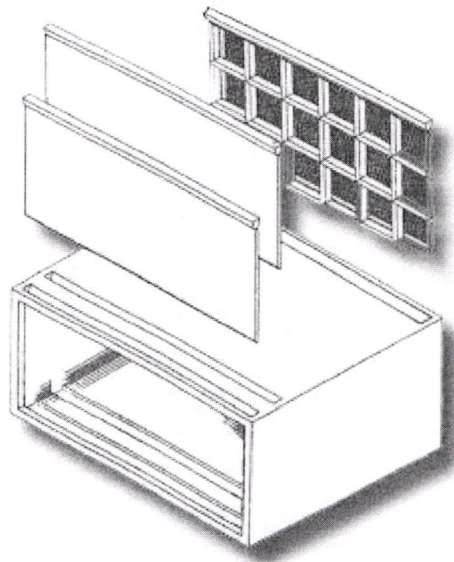
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**TABLE 1—FLOOD FLAP AUTOMATIC FLOOD VENT MODEL SIZES**

MODEL NUMBER	MODEL DESIGNATION	ROUGH OPENING (Width X Height) (inches)	VENT SIZE (W X H X D) (inches)	ENCLOSED AREA COVERAGE (ft <sup>2</sup> )	NET FREE AREA OPENING <sup>1</sup> (in <sup>2</sup> )
FFWF12	Sealed Series	16 x 8	15 <sup>5</sup> / <sub>8</sub> X 7 <sup>3</sup> / <sub>4</sub> X 12	220	NA
FFNF12	Multi-Purpose	16 x 8	15 <sup>5</sup> / <sub>8</sub> X 7 <sup>3</sup> / <sub>4</sub> X 12	220	37
FFWF08	Sealed Series	16 x 8	15 <sup>5</sup> / <sub>8</sub> X 7 <sup>3</sup> / <sub>4</sub> X 8	220	NA
FFNF08	Multi-Purpose	16 x 8	15 <sup>5</sup> / <sub>8</sub> X 7 <sup>3</sup> / <sub>4</sub> X 8	220	37
FFWF05	Sealed Series	16 x 8	15 <sup>5</sup> / <sub>8</sub> X 7 <sup>3</sup> / <sub>4</sub> X 5	220	NA
FFNF05	Multi-Purpose	16 x 8	15 <sup>5</sup> / <sub>8</sub> X 7 <sup>3</sup> / <sub>4</sub> X 5	220	37

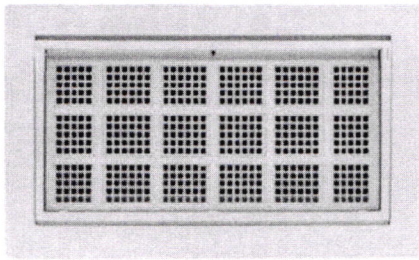
For SI: 1 inch = 25.4 mm; 1 ft<sup>2</sup> = 0.093 m<sup>2</sup>

<sup>1</sup>For under-floor ventilation only.

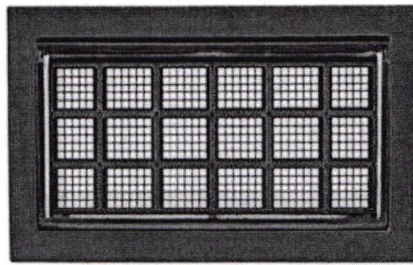


**FIGURE 1—FLOOD FLAPS® AUTOMATIC FLOOD VENT**

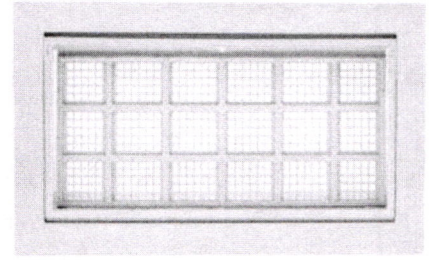




FFWF12

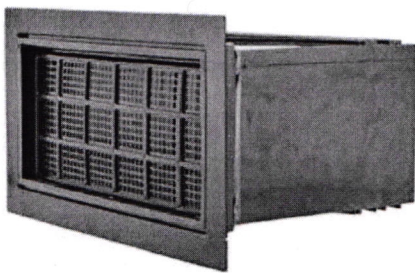


FFNF08

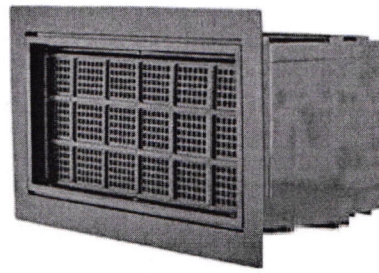


FFNF05

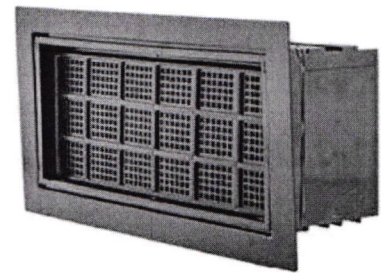
FIGURE 2—FLOOD FLAPS® AUTOMATIC FLOOD VENT SERIES MODELS



12" DEPTH



8" DEPTH



5" DEPTH

FIGURE 3—FLOOD FLAPS® AUTOMATIC FLOOD VENTS MULTIPLE DEPTH OFFERINGS

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## ICC-ES Evaluation Report

## ESR-3560 FBC Supplement

Reissued September 2018

This report is subject to renewal September 2019.

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DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

FLOOD FLAPS®, LLC

EVALUATION SUBJECT:

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

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### 1.0 REPORT PURPOSE AND SCOPE

#### Purpose:

The purpose of this evaluation report supplement is to indicate that Flood Flaps® automatic 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:

- 2017 *Florida Building Code—Building*
- 2017 *Florida Building Code—Residential*

### 2.0 CONCLUSIONS

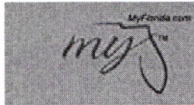
The Flood Flaps flood vents, described in Sections 2.0 through 7.0 of the master evaluation report ESR-3560, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design and installation are in accordance with the 2015 *International Building Code*® 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 *Florida Building Code—Building* and the *Florida Building Code—Residential*.

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, reissued September 2018.





**Product Approval**

**USER:** Doug Davinroy, Flood Flaps, LLC, Product Manufacturer

License efficiently. Regulate fairly.

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

OFFICE OF THE SECRETARY

**FL #** FL17381-R1  
**Application Type** Affirmation  
**Code Version** 2014  
**Application Status** Approved  
 \*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

**Comments**  
 Archived

**Product Manufacturer**  
 Address/Phone/Email  
 Flood Flaps, LLC  
 3594 Holmgren St.  
 MOUNT PLEASANT, SC 29466  
 (843) 881-0190  
 dd@floodflaps.com

**Authorized Signature**  
 Doug Davinroy  
 dd@floodflaps.com

**Technical Representative**  
 Address/Phone/Email  
 Doug Davinroy  
 3594 Holmgren St.  
 MOUNT PLEASANT, SC 29466  
 (843) 881-0190  
 dd@floodflaps.com

**Quality Assurance Representative**  
 Address/Phone/Email  
 Doug Davinroy  
 3594 Holmgren St.  
 MOUNT PLEASANT, SC 29466  
 (843) 881-0190  
 dd@floodflaps.com

**Category** Structural Components  
**Subcategory** Products Introduced as a Result of New Technology

**Compliance Method** Evaluation Report from a Product Evaluation Entity

**Evaluation Entity** ICC Evaluation Service, LLC  
**Quality Assurance Entity** RADCO, INC.  
**Quality Assurance Contract Expiration Date** 09/01/2017  
**Validated By** ICC Evaluation Service, LLC.

**Certificate of Independence** [FL17381\\_R1\\_COI\\_Certificate of Independence for Evaluation.pdf](#)

<b>Referenced Standard and Year (of Standard)</b>	<b>Standard</b>	<b>Year</b>
	ASCE 24	2005

**Equivalence of Product Standards**  
**Certified By**

**Sections from the Code**

I affirm that there are no changes in the new Florida Building Code which affect my product(s) and my product(s) are in

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compliance with the new Florida Building Code.

Documentation from approved Evaluation or Validation Entity  Yes  No  N/A

[FL17381\\_R1\\_COC\\_ESR-3560.pdf](#)

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Product Approval Method

Method 1 Option C

Date Submitted

08/31/2015

Date Validated

08/31/2015

Date Pending FBC Approval

Date Approved

11/12/2015

**Summary of Products**

FL #	Model, Number or Name	Description
17381.1	Flood Flaps automatic foundation flood vents	FFWF05, FFNF05, FFWF08, FFNF08, FFWF12, FFNF12
<b>Limits of Use</b> <b>Approved for use in HVHZ:</b> No <b>Approved for use outside HVHZ:</b> Yes <b>Impact Resistant:</b> N/A <b>Design Pressure:</b> N/A <b>Other:</b>		<b>Installation Instructions</b> <a href="#">FL17381_R1_II_Flood Flap installation guide 20141001.pdf</a> Verified By: ICC Evaluation Service, LLC Created by Independent Third Party: <b>Evaluation Reports</b> <a href="#">FL17381_R1_AE_ESR-3560.pdf</a>

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**Product Approval Accepts:**

