

From: FEMA-BuildingScienceHelp <FEMA-BuildingScienceHelp@fema.dhs.gov>
Sent: Friday, May 14, 2021 10:41 AM
To: Smith, Curtis <Curtis.Smith@stantec.com>; FEMA-BuildingScienceHelp <FEMA-BuildingScienceHelp@fema.dhs.gov>
Cc: Higgins-Roche, Kelli A (DEC) <kelli.higgins-roche@dec.ny.gov>; Foley, Michael <Michael.Foley3@fema.dhs.gov>; Wilson, Gregory P <Gregory.Wilson2@fema.dhs.gov>; Rinaldi, Julia <julia.rinaldi@stantec.com>; Bolich, Rosemary <Rosemary.Bolich@stantec.com>; Adams, Stuart <Stuart.Adams@stantec.com>; Tukvachinski, Yana <yana.tukvachinski@fema.dhs.gov>
Subject: FOLLOW UP RESPONSE: 59 Orchard Beach Blvd., Manorhaven, New York

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Mr. Smith,

Thank you for your follow up inquiry to the FEMA Building Science Helpline regarding 59 Orchard Beach Blvd. This response is based on published FEMA Building Science guidance. Links to download all referenced publications are provided at the end of this email.

Please note that State and local jurisdictions may have requirements that are more stringent than FEMA's guidance and recommendations. As with all design and construction matters, the local building department and all other authorities having jurisdiction should be contacted to ensure that ALL State and local requirements are being met. The local floodplain administrator should also be consulted to make sure that all aspects of the local floodplain regulations are addressed.

Based on a review of the March 18, 2021 response letter and additional information provided, the revised design appears to meet the minimum NFIP requirements. This statement however does not indicate a formal approval of the design. Please note that FEMA did not conduct a detailed review of design calculations, nor did FEMA conduct a peer review of the design. FEMA evaluated the general design features against NFIP requirements and guidance. Stability of the building is predicated on success of the helical pile foundation, and its success requires that those piles be protected against erosion and scour. The designers insist that their calculations show this is the case. FEMA does not take a position with regard to this matter, the responsibility rests with the design professional, subject to approval by the Authority Having Jurisdiction.

For additional questions pertaining to specific NFIP compliance or building science matters, please contact the New York State NFIP coordinator at:

Kelli Higgins-Roche, PE, CFM
625 Broadway, 4th Floor Albany, NY 12233-3504
Phone: 518-402-8185
Fax: 518-402-9029
kelli.higgins-roche@dec.ny.gov

Or the FEMA Region 2 Building Science Branch at:
Yana Tukvachinski
yana.tukvachinski@fema.dhs.gov

If you have additional questions pertaining to our guidance publications, please do not hesitate to contact the Building Science Helpline at FEMA-Buildingsciencehelp@fema.dhs.gov.

