

Guide to Home Elevations in Manville

Step 1: Engineering - To obtain Engineering approval you must submit a property survey, elevation certificate (completed by a surveyor), and lift and foundation plan. The foundation plan must include information on flood vents, supports, openings and stairs. Once reviewed, it will help determine how high your house needs to be lifted per FEMA requirements. Base Flood Elevations or BFEs vary in Manville depending on your location. Along the Raritan, BFEs are around 47 feet; In Lost Valley, and along Royce Brook, BFEs are around 41 feet. The surveyor will determine the BFE and put in on your elevation certificate. In Manville the first floor needs to be at least four feet higher than the BFE.

Step 2: Permitting - Your next step is to apply for your UCC Permit through The Borough's Construction Office (second floor of Borough Hall). A licensed Home Elevation Contractor must be hired. In addition, the following must be submitted: a completed engineer (and/or architect) plan for the lift and foundation detail, elevation certificate, survey, UCC jacket, Building Tech card and lastly documentation of disconnects from all utilities. The drawings need show the current grade elevation, the existing first floor, the BFE, and the final first floor (after the lift). They also must show the locations of the flood vents. You cannot start your lift project until the permit has been approved.

Step 3: Lift Your Home - The lifter will first prepare the house for the lift and separate the house from the foundation. Next the house will be lifted and a new foundation will be installed. Within the foundation, the basement or crawl space will be filled to meet the outside grade. Concrete slabs will be installed and the new foundation wall will be constructed to the height per the approved engineer plans. All openings for flood vents, doors and windows will also be done per plans.

Step 4: Set Your Home Down - The lifter is now ready to set the home down and attach to the foundation. Attachment will be through the approved anchor bolts or straps per your plans. Lastly, stairs will be installed and all your utilities can then be reconnected. You have now successfully and safely lifted your home! A final elevation certificate must be submitted before a Certificate of Occupancy can be issued.