TEMPORARY REPAIR AUTHORIZATION in SPECIAL FLOOD HAZARD AREA

City of Brevard Planning Department

In response to the Major Disaster Declaration for Transylvania County North Carolina issued by the President of the United States, (Tropical Storm Helene, FEMA-4827-DR) and pursuant to the direction and instruction of the Federal Emergency Management Agency in the attached flyer, the City of Brevard as Flood Plain Administrator for those properties, as authorized by part 6, Article 21 of Chapter 143; Article 6 of Chapter 153A; Article 8 of Chapter 160A; and Articles 7, 9, and 11 of Chapter 160D of the North Carolina General Statutes, which delegates to local governmental units the authority to adopt regulations designed to promote the public health, safety, and general welfare and existing in the jurisdiction of the City of Brevard, agrees to approve issuance of a TEMPORARY AUTHORIZATION TO REPAIR to:

_____
_ who is the Property Owner of certain real and/or personal property located at:

_____
_____

With a Transylvania County Tax PIN Number or HUD Label Number:_____

And with a FEMA Application Number and/or Transylvania Damage Assessment Number:

_____
_____

The above listed Property Owner is authorized to pursue permitting for a Temporary Certificate of Occupancy from the Transylvania County Building and Inspections Department to conduct only **MINIMAL** repairs necessary to be made to render the residence safe and sanitary to live (i.e. electrical, mechanical, plumbing, and structural) in and no other improvements are authorized until the residence meets the substantial damage restoration requirements of the City of Brevard Flood Damage Prevention Ordinance (Chap 34) including but not limited to elevating, lifting or raising the building plus equipment.

“Substantial Damage” is defined as:

> “Damage of any origin sustained by a structure during any five-year period whereby the cost of restoring the structure to the before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. See also the definition of "substantial improvement." Substantial damage also means flood-related

damage sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

The Property Owner is authorized to pursue permitting from the Transylvania County Building and Inspections Department for the following **MINIMAL** repairs to correct existing safety, sanitary, and health deficiencies caused by Hurricane Helene currently existing on the property:

_____
_____
_____
_____
_____
_____

This Temporary Repair Authorization shall be valid for a period of ONE YEAR from today's date after which time the Property Owner shall be required to bring the dwelling into full compliance with the requirements of the City of Brevard Flood Damage Prevention Ordinance (Section 34) for the substantial improvements made thereon. No additional zoning or land development permits shall be issued until the application includes complete plans for bringing the substantially damaged structure into full compliance with the City's Flood Damage Prevention Ordinance.

The above Property Owner agrees, contracts, and affirms that they shall use their best efforts to bring the herein described property into compliance with the City of Brevard Flood Damage Prevention Ordinance within the ONE year period of this authorization. In furtherance of this effort, the Property Owner has engaged a General Contractor ( ) Professional Engineer ( ) who has rendered an estimate of the cost of bringing the said property into compliance which estimate is attached to and made a part of this application.

The property owner acknowledges the inherent risk of occupying any structure located in the Special Flood Hazard Area which is below the regulatory base flood elevation level and holds the City of Brevard harmless in future storm events or injury that may result, or ineligibility of insurance claims.

This Temporary Repair Authorization in Special Flood Hazard Area may be extended two times for an additional period of ONE YEAR upon application of the Property Owner and a showing of need and a good faith attempt to bring the property into compliance as documented in this file.

This the ____ day of _____, 2024.

_____
Property Owner

_____
Property Owner

Approved by:

_____
City of Brevard Planning Department

STATE OF NORTH CAROLINA
COUNTY OF _____

I,_____, a Notary Public of the County and State aforesaid, do hereby certify that _____ personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein intended.

Witness my hand and official stamp (or seal), this _____ day of _____, 2024.

_____
Notary Public

SEAL/STAMP

My commission expires: _____

STATE OF NORTH CAROLINA
COUNTY OF _____

I,_____, a Notary Public of the County and State aforesaid, do hereby certify that _____ personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein intended.

Witness my hand and official stamp (or seal), this _____ day of _____, 2024.

_____
Notary Public

SEAL/STAMP

My commission expires: _____