



### Shore Up CT Eligible Program Expenses

The costs associated with the following activities directly related to a property elevation project are generally considered eligible costs under the Shore Up CT Program. Eligibility is subject to change without notice as a result of local, state, or federal requirements.

- Engineering services for design, structural feasibility analysis, and cost estimate preparation;
- Surveying (including archaeological surveying), soil sampling, completion of elevation certificate, title search, legal and/or permitting fees, project administration, and construction management;
- Disconnection of all utilities;
- New NFIP compliant foundations built to meet 500-year plus one foot freeboard standard for residential projects or higher if required by DEEP (residential). New NFIP complaint foundations built to 100-year plus one foot freeboard for commercial projects or higher if required by DEEP (non-residential).
- Physical elevation of the structure and subsequent lowering and attachment of the structure onto a new foundation;
- Construction of a floor system that meets minimum building code requirements when the existing floor system cannot be elevated or is not appropriate for the new foundation;
- Reconnecting utilities and extending lines and pipes as necessary and elevating all utilities and service equipment;
  - **Note:** FOR COMPLETED PROJECTS (REFINANCE ONLY) If the entire plumbing system was damaged as a result of the elevation (such as what typically occurs in a slab elevation), the replacement system is eligible. Further documentation of the damage may be required.
- Debris disposal and erosion control related to the elevation project;
- Costs for repair and restoration of lawns, sidewalks, and driveways if damaged by elevation activities;
  - **Note:** Photos of lawns, sidewalks, and driveways pre-construction, post-construction, and post-restoration must be submitted in order for this expense to be approved. Additional documentation may be required.
- Construction of a utility room above the new elevation only if there is no existing space within the house for this purpose or there is no alternative cost-effective way to elevate the utilities;
- Elevation or construction of new stairs, landings, and railings to access the elevated living space per minimum code or local ordinance;
- [For Residential Properties] Construction of American with Disabilities Act (ADA)-compliant access when an owner or a member of the owner's family, who resides in the home, has a permanent physical handicap and a physician's written certification.



- If eligible as described above, only one ADA-compliant access is allowable for funding unless specified otherwise in applicable State or local codes (for more information on ADA, see [http://www.ada.gov/2010ADASTandards\\_index.htm](http://www.ada.gov/2010ADASTandards_index.htm) If ramps are not technically feasible, a mechanical chair lift or elevator may be installed;
- You must attach a typed doctor's letter on office letterhead indicating the elevator or mechanical chair lift is necessary to access the home in order to justify the expense under the Shore Up CT Program. A quote for the elevator/chair must be approved by Shore Up CT prior to initiation of work. If the person with the need for an elevator/chair is not a homeowner, further documentation will be required to show that the person occupies the home as a primary residence.
- Acceptable proof of primary residence includes government-issued identification that shows your home address such as a driver's license or a non-driver photo identification, OR vehicle registration, OR a utility bill that shows 12 months of use at your home. Options include phone, cable, electricity and water bills.
- Abatement of asbestos and lead-based paint related to the elevation of the home.
  - For homeowners who have received federal funding for elevation, additional abatement of asbestos and lead-based paint costs may be covered if required under the federal program;
- Basement fill-ins are eligible expenses only if required to make a property structurally sound for physical elevation;
- **Wind-proofing:** permanent storm shutters and strengthening vents and soffits; (done in conjunction with elevation or retrofitting for flood protection activities)
- Demolition of attached garage; refinishing newly exposed home siding;
- Raising wall/roof height of attached garage if feasible; and
- Elevating pre-existing porches or decks if feasible; and Construction of standard size landings at each access door (as defined by the Connecticut building code).

For structures that cannot be elevated, property owners can apply for financing for retrofitting for flood protection and wind-proofing **without** elevation. Wind-proofing activities will only be financed if retrofitting for flood protection activities are included in the project scope. A structural engineer must certify that the property cannot feasibly be elevated to be eligible for these elevation alternatives.



### **Shore Up CT Eligible Expenses to Retrofit Properties for Flood Protection if Elevation is not feasible**

The costs associated with the following services directly related to retrofitting properties are generally considered eligible costs under the Shore Up CT Program. A structural engineer must certify that the property cannot feasibly be elevated to be eligible for this work. Eligibility is subject to change as a result of local, state or federal requirements.

- Basement fill-ins without physical elevation of the structure; (residential properties only)
- Elevation of utilities without physical elevation of the structure; (commercial and residential properties)
- Construction of a utility room above the 500-year Base Flood Elevation/ applicable Base Flood Elevation only if there is no existing space within the house for this purpose or there is no alternative cost-effective way to elevate the utilities(residential properties); Construction of a utility room above the 100-year Base Flood Elevation/ applicable Base Flood Elevation only if there is no existing space within the building for this purpose or there is no alternative cost-effective way to elevate the utilities (non-residential properties)
- Backflow devices, as allowed by local municipal and utility regulations (residential and commercial properties)
- **Wind-proofing:** permanent storm shutters and strengthening vents and soffits (residential and commercial properties)

### **Shore Up CT Program Ineligible Expenses**

The following structure elevation activities and their associated costs are examples of **ineligible** expenses under the Shore Up CT Program:

- Costs related to building additions or auxiliary structures;
- Construction of new decks or porches;
- Any improvements for purely aesthetic reasons unless required by the State Historic Preservation Office compliance review; Costs to replace or repair utility service components, which are undersized, inadequately designed, or unsafe unless required by code (except utility rooms noted as eligible costs);
- Exterior finish on the exposed foundation of the elevated building and landscaping for ornamentation (e.g. planting trees, shrubs), unless required by State Historic Preservation Office compliance review and or local code;



### **Cost Estimate**

To complete the Project Information Form, the applicant must submit an itemized budget detailing, to the extent possible, the cost of activities as well as the estimated lump sum cost for the project. This detailed quote shall be documented on official letterhead from a contractor/builder/professional. Not all costs listed below need to be itemized.

### **List of Eligible Activities for Cost Estimate**

#### **Pre-Construction Activities**

- **Permitting/Contract/ Legal Fees**
  - Building Permit(s)
  - Construction Permit(s)
  - Construction Contract
  - Plumbing, Electrical, Mechanical Permits
  - Hazardous materials abatement report/permit/fees
  
- **Engineering and Surveying Fees**
  - Engineering/Design for proposed elevation
  - Surveying and site layout (Including A-2 Survey)
  - Required permits for elevation construction
  - Pre-Construction FEMA Elevation Certificate(s)
  - Archaeological Surveying (if required by State Historic Preservation Office)
  
- **Site Preparation**
  - If fencing had to be removed in order to perform the elevation work, the replacement fencing is eligible. Additional documentation may be required. If sidewalks, lawns, or driveways were damaged during the elevation and had to be replaced, they may be eligible. Additional documentation may be required.
  - Debris removal and disposal related to elevation project
  - Hazardous materials removal/disposal
  - Excavation/fill for grading



## Construction Activities

- **Elevation**

- Soil stabilization
- Concrete & block work; masonry work
- Drilling & Installation of Piers, Columns, or Piles.
  - **Note:** Termite treatment costs are eligible.
- Beams and columns
- Demolition of existing foundation and footings
- Embedment and sealant
- Foundation walls
- Structural steel work
- Bracing and anchoring
- Lifting/Jacking/Elevating
- Backfilling- for purposes of making structure sound to elevate
- Demolition of attached garage
- Sub-flooring
- Wall and roof framing and shell construction is only eligible if damage occurred as a result of the elevation. Further documentation may be required (FOR COMPLETED PROJECTS (REFINANCE) ONLY).
- Building code upgrades as required by local code or ordinance.
- Porches and decks.
  - **Note:** Shore Up CT will reimburse for standard size landings at each access door (as defined by the Connecticut building code). Elevation of existing porches and decks are potentially eligible items. Applicant must submit a site plan detailing dimensions of the addition.
- Stairs and railings leading to each entryway to the structure are eligible.
- Handicap access – Ramp, Elevator or Mechanical Chair Lift
  - **Note:** You must attach a typed doctor's letter on office letterhead indicating the elevator or mechanical chair lift is necessary to access the home in order to justify the expense under the Shore Up CT Program. A quote for the elevator/chair must be approved by Shore Up CT prior to initiation of work. Additional documentation will be required if the disabled person is a family member of the owner.. Refer to Shore Up CT Eligible Program Expenses for document requirements.



- Plumbing disconnect for supply and drain, waste and vent.
    - **Note:** FOR COMPLETED PROJECTS (REFINANCE) ONLY - If the entire plumbing system was damaged as a result of the elevation (such as what typically occurs in a slab elevation), the replacement system is eligible. Further documentation of the damage may be required.
  - Electrical disconnect
  - Installation of ductwork for HVAC
  - Water service elevation
  - Sewer/septic system (extension)
  - Elevate mechanical equipment
  - Roof and foundation drainage systems
  - Soil stabilization
  - Final clean-up
- **Wind-proofing**
    - Permanent Storm Shutters
    - Strengthening vents and soffits
- **Retrofitting for flood protection** **Note: This is only eligible if the property cannot be feasibly elevated:**
    - Basement fill-ins without physical elevation of the structure;
    - Elevation of utilities without physical elevation of the structure;
    - Construction of a utility room above the BFE
      - **Note:** This is only eligible if (1) the property cannot be feasibly elevated, (2) only if there is no existing space within the house/building for this purpose or there is no alternative cost-effective way to elevate the utilities.
    - Backflow devices, as required by local municipal and utility regulations

### Post-Construction Activities

- Plumbing disconnect, reconnect, and extension (for supply and drain, waste and vent).
  - **Note:** FOR COMPLETED PROJECTS (REFINANCE) ONLY - If the entire plumbing system was damaged as a result of the elevation (such as what typically occurs in a slab



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elevation), the replacement system is eligible. Further documentation of the damage may be required.

- Electrical service elevation, extension, and reconnection
- Water service elevation & reconnection
- Mitigation activities and/or landscaping if required by the State Historic Preservation Office for compliance review
- Post-Construction FEMA Elevation Certificate

