



Town of Jupiter Building Department

Technical Bulletin October 2017

Amended Palm Beach County/Town of Jupiter FEMA Flood Maps are effective October 5, 2017

The new [maps](#) will expand or add some Special Flood Hazard Area(s) (SFHA), but they will also shrink or eliminate some as well. Overall, the number of parcels in the SFHA's will not significantly increase or decrease.

For permitting and the local regulatory procedure and process, it is the basis for establishing ground elevation in the new maps that is most significant. The new maps will discontinue use of the National Geodetic Vertical Datum of 1929 (NGVD 29); and instead will be utilizing the more accurate North American Vertical Datum of 1988 (**NAVD 88**).



Effective floodplain management depends on accurate surveying

This move to the more modern NAVD is essentially just a change in the reference used when physically measuring elevations. New elevations shown on maps and other documents will differ from the historical NGVD elevations, as a result of the new reference standards. There are means to calculate equivalent elevations between the two data, but this must be accomplished by a professional surveyor registered in the state of Florida. Building Department staff is not equipped to do so.

Effective October 5th, 2017 any application submitted to the department must have all elevations based on the NAVD 88. This means lot surveys and TOPOs, proposed floor elevations on surveys, floodplain development permits, architectural, structural drawings, etc. The use of NAVD will continue through the job for form board inspection, final inspection and preparation of the Elevation Certificate.

Any permits issued prior to this effective date would have been permitted using the NGVD datum. These form board and final elevations must all be NGVD.

See Jupiter Amendments Ord. 17-17, FBC Chapter 1612, FBC Residential Chapter 322 and CFR 44