

**FLOOD PROOFING SYSTEM EMERGENCY ACTION,
INSPECTION AND MAINTENANCE PLAN**

177 Grand Street Development
Block 14205, Los 10.01, 12 & 13
Jersey City
Hudson County, NJ

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Prepared for:

Sussex Street Associates, LLC
201 Montgomery Street, Suite 261
Jersey City, NJ 07302

Prepared by:

Chisvette Engineering, LLC
320 Lenox Avenue
Pompton Lakes, NJ 07442

Mark Chisvette, Professional Engineer
New Jersey License No. 28164

FLOOD PROOFING SYSTEM EMERGENCY ACTION, INSPECTION AND MAINTENANCE PLAN

A copy of this inspection and maintenance plan shall be kept on premises at all times.

1. RESPONSIBLE PARTY:

- A. Initially, the developer shall be responsible for the inspection and maintenance of all required flood proofing measures until such time that the eventual property owner assumes responsibility for the site. The property owner shall ultimately be the responsible for future scheduled inspections, maintenance and implementation of the flood proofing system.
- B. The responsible party shall be determined at the time a certificate of occupancy is issued.
- C. Contact information for the developer is as follows:
Sussex Street Associates, LLC
201 Montgomery Street, Suite 261
Jersey City, NJ 07302
CONTACT PERSON: Robert Giannone
PHONE: 347-502-9752
EMAIL: rgiannone@fieldsgrade.com

2. FLOOD PROOFING MEASURES

- A. Flood proofing measures for the subject premises consists of the following:
 - Approximately 110 linear feet of face-mounted door panels such as FRA Flood Panel;
 - Approximately 240 linear feet of a deployable flood barrier system such as

3. DEPLOYMENT PERSONNEL

- A. Specific persons, either employed or contracted, shall be identified by the responsible party in advance for emergency deployment of temporary flood proofing measures. The size of the deployment crew shall be adequate to deploy all flood proofing measure in a timely manner.
- B. Contact information for all members of the Deployment Personnel shall be kept in the appendix of this manual. The Responsible Party shall maintain these records and assure that the Deployment Crew and/or Contractor information is current. Building superintendents and managers shall have copies of deployment crew contact information.
- C. Deployment Personnel identified above shall be trained for the specific brand and model flood barrier to be deployed on site by representatives of the respective product manufacturer.

4. MATERIALS STORAGE

- A. Flood barrier materials shall be stored on-site in a designated area. All related hardware and tools necessary for deployment shall be stored with

the barriers. Materials shall be stored in manufacturer provided container. The building manager and deployment service contractor (if any) shall be furnished with keys necessary to access the storage area.

- B. A copy of the Flood Proofing Plan and all product installation instructions shall be kept with the materials in the storage area. Instructions shall also include details for breakdown, cleaning and storage of the materials after deployment is no longer needed.

5. MATERIALS INITIAL TRIAL DEPLOYMENT

- A. Prior to occupancy of the building, all flood proofing measures shall be fully deployed in a trial run to assure all components are present, all connection elements are properly installed, and all parts are properly aligned. The Responsible Party shall verify the trial deployment.
- B. All missing or damaged parts and/or materials shall be replaced immediately.

6. INSPECTION & MAINTENANCE

- A. Inspections shall be performed on an annual basis.
- B. The storage area where flood proofing materials are kept shall be secured and inspected regularly. The area shall be kept free of all materials and equipment other than the required flood proofing measures and related equipment. Stored material and related hardware shall be visually inspected and inventoried.
- C. All attachment plates, brackets, etc. shall be inspected for damage or obstructions. All damaged or missing components shall be replaced as soon as practicable.
- D. Floor areas and sidewalk areas where temporary measures are proposed shall be inspected for damage or irregular surfaces that may impair the performance of the flood proofing barriers. Anchor bolts, drill holes and sleeves in the ground, floors or walls shall be inspected for damage. Repairs shall be performed as soon as practicable.
- E. Flood proof doors shall be tested to assure doors close properly and all seals are intact and effective.

7. DEPLOYMENT

- A. Temporary flood barriers shall be deployed a maximum of 24 hours before a potential flood event. All residents and tenants shall be notified immediately upon the decision to deploy flood barriers. Tenants shall be provided with at least 4 hours advance notice.
- B. Upon order by the Responsible Party, flood barriers shall be fully installed and connected to the building at termination points in accordance with manufacturer's recommendations. Estimated deployment time is approximately 6 hours for a 4-man team. Gaps may be allowed for last

minute building ingress and egress at the direction of the responsible Party.

- C. The temporary flood barriers, once fully deployed, shall not prohibit pedestrian movement around the building. Ingress and egress for the residential units shall be provided until evacuation is complete.
- D. After deployment, flood barriers shall be removed a maximum of 24 hour after a flood event or flood threat has ended. All materials shall be thoroughly cleaned, dried and inspected. Any damaged materials shall be replaced in conformance with manufacturer's recommendations. Materials shall be properly packed in designated containers and stored in the designated are within the building.