

## **Criglersville School Property Repurposing Advisory Committee**

June 19, 2018 at 7:00 PM  
Visitor Center Meeting Room, 110 N. Main Street

### Proposed Agenda:

1. Discussion on and/or approval of the June 7 minutes
2. Reports supporting alternatives

#### Renovation and reuse of the building

- a. Construction costs for building renovation (Hoffman & Crigler)
- b. Drainfield & septic (Graves)
- c. Well (Crigler)
- d. Building code items (Jackson)
- e. Flood elevation studies (Hobbs)

#### Demolition of the main school building down to the foundation and use of the property as a park

- f. Demolition costs (Jackson & Crigler)

#### Sale of some or all of the property

- g. Discussions with real estate agents (Jackson & Hoffman)
- h. Real estate tax revenue assuming a taxable owner (Hobbs)

3. Discussion on next steps
4. Schedule the next meeting

The Criglersville School Property Repurposing Advisory Committee met at 4:30 PM on June 7, 2018 in the Board Auditorium at 414 N. Main Street in Madison, VA. Member attendance was as follows:

P Connie M. Aylor  
P Daniel Crigler  
P Charles M. Fisher  
P Lynn Graves  
P Charlotte Hoffman  
P Clay Jackson  
P Maxwell Lacy

County Administrator Jack Hobbs and Gracie Brooks from the Madison Eagle were present.

A proposed agenda, minutes from the May 23 meeting and a copy of the Committee's charter were distributed. By consensus the group agreed that it had no comments on the charter document.

The members discussed the deteriorated condition of all of the buildings at the Criglersville site and damage sustained during the flooding in the area that began on May 31. It was suggested that loose items inside the old school should be removed – either for reuse by the County, sale or disposal – as time allows.

Committee members discussed possible disposition options for the property. Members agreed to pursue information on each as follows:

**Renovation and reuse of the building**

- Construction cost for building renovation (Hoffman & Crigler)
- Drainfield & septic (Graves)
- Well (Crigler)
- Asking Madison County Building Official Wes Smith to attend the next meeting of the Committee (Jackson)

**Demolition of the main school building down to the foundation and use of the property as a park**

- Demolition costs (Jackson & Crigler)

**Sale of some or all of the property**

- Real estate agents (Jackson & Hoffman)
- Real estate tax revenue assuming a taxable owner (Hobbs)

Mr. Fisher questioned the need to study renovation, but it was agreed that a rough idea of what this would cost needs to be considered by the Committee.

After the group agreed to meet again at 7:00 PM on June 19, 2018 in the Board Auditorium at 414 N. Main Street, the session broke up at about 5:10 PM.

Respectfully Submitted,

Jack Hobbs  
County Administrator



To: Criglersville School Committee

From: Wes Smith, Building Official

Date: June 14, 2018

RE: Criglersville School Code Evaluation

Building Code: 2012 Virginia Rehabilitation Code

Existing Use Group: Educational (E)

Proposed use Group: Unknown, possibilities include assembly, business, storage, residential. All of these use groups would be considered a change of use.

Compliance method used for assessment of the structure: Prescriptive (Chapter 4), structure was not considered to be a historic building for the evaluation.

Flood Hazard:

This building is located in the flood plain and any alterations that constitute a substantial improvement shall comply with the flood design requirements for new construction. Substantial improvement is defined as the alteration of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure, before the improvement is started.

Structural Elements:

A registered design professional shall evaluate existing structural elements of the structure to verify adequate structural integrity based on the live and dead loads of the new use group. Evaluation for compliance of the seismic requirements for the new use group shall also be determined.

Change of Occupancy:

No change in occupancy shall be made to the structure unless the structure is made to comply with the requirements of the International Building Code.

### Accessibility;

Structures that undergo a change in occupancy shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas (as defined in section 202).
3. Signage complying with section 1110 of the International Building Code.
4. Accessible Parking.
5. At least one accessible passenger loading zone, when loading zones are provided.
6. At least one accessible route connecting accessible parking and passenger loading zones to an accessible entrance.

Alterations shall comply with applicable accessibility provisions in Chapter eleven of the International Building code, unless technically infeasible, as defined in section 202.

Where it is technically infeasible to alter existing toilet or bathing rooms to be accessible, an accessible assisted use or family toilet room constructed in accordance with section 1109.2.1 of the International Building Code is permitted.

Maximum height of the door thresholds shall be  $\frac{3}{4}$ " and shall have beveled edges on each side.

### Demolition of the structure

The recommended plan of action for the existing structure based on the condition of the facility, presence of asbestos and lead paint, lack of an approved drain field and potable water supply, and the structure being located in the flood plain is to demolish the building. This would require the abatement of the asbestos prior to the demolition.

Regards,

Wes Smith, Building Official

MADISON COUNTY  
BUILDING INSPECTIONS DEPARTMENT

MADISON, VIRGINIA 22727

TELEPHONE (540) 948-6102

FAX (540) 948-3939

MEMO

TO: Madison County Board of Supervisors

FROM: Wes Smith, Building Official

DATE: April 13, 2010

SUBJECT: Criglersville School Property Inspections

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At the request of the County Administrator, the structure located on the west side of the Criglersville School property was evaluated for the possibility of changing its use from educational to residential (single family dwelling). The structure was inspected in accordance with the applicable provisions of the Virginia Uniform Statewide Building Code and the 2006 Virginia Rehabilitation Code.

The following is a list of corrections needed for code compliance for the change of use:

- 1) All circuits in the panel box shall be properly labeled.
- 2) All Romex wiring located at or near the floor and subject to physical damage shall be protected.
- 3) Support needed for MC cable wiring located near the bathroom ceiling.
- 4) All lighting fixtures were not working – new light bulbs may correct this problem.
- 5) Copper tubing gas line run near the floor in the pantry and living room shall be protected from physical damage.
- 6) Chimney should be inspected to ensure proper venting of gas stove heating appliance located in the living room.
- 7) Handrail is required for 2<sup>nd</sup> floor stairway.

- 8) Smoke detectors are required inside each bedroom, outside each bedroom, and a minimum of one on each floor.
- 9) Water supply to the plumbing fixtures was not operational for inspection.

Some other items noticed during the inspection that, although are not considered unsafe conditions, would require attention before occupancy are as follows:

- 1) Ceiling in second floor shows signs of possible water leakage.
- 2) There are numerous holes in the exterior siding and under eave soffit that needs repair.
- 3) The small 6' x 8' storage building located adjacent to the structure is in disrepair and should be removed.
- 4) There is flaking paint at numerous locations on the interior and exterior of the structure that requires attention.

Health Department approval would be required before the issuance of a Certificate of Occupancy for this structure. Dwayne Dixon from the Health Department will brief the Board of Supervisors at the April 29<sup>th</sup> Workshop session on requirements for water and septic approval.

**TO:** Madison County Board of Supervisors  
**FROM:** Ross Shifflett, Jr.  
Madison County Director of Facilities  
**DATE:** September 8, 2006  
**SUBJECT:** Criglersville Elementary School Recommendation

## **BACKGROUND**

On August 31, 2006, the Board of Supervisors requested a recommendation on whether the masonry school building should continue to be used as a County-owned community center. State and County laws require correction of a number of deficiencies in order to use the building as a community center or for other public purposes. As owner, the County is liable for the health, safety and property of those who use the building.

A recommendation was developed after determining the minimum corrective actions that would be required by applicable State and County laws and ordinances, including the:

- Virginia Uniform Statewide Building Code (VUSBC),
- Virginia Waterworks Regulations, Office of Drinking Water, Virginia Department of Health,
- Sewage Handling and Disposal Regulations, Virginia Department of Health,
- Madison County Zoning Ordinance, and
- Madison County Floodplain Management Ordinance.

As you requested, a recommendation was developed in consultation with:

- Wes Smith, Madison County Building Official,
- Dwayne Dixon, Environmental Specialist, Madison County Health Department, and
- Andy Mank, consultant, Madison County Capital Improvements Planning.

The recommendation was unanimous.

## **RECOMMENDATION**

To comply with laws protecting public health, safety and the environment and to minimize County liability, the masonry school building should be closed immediately. The building should be mothballed until it is improved for public use or sold.

As described below, use of the building as a community center and for storing prom props will require extensive corrective measures at a large public cost (i.e., in hundreds of thousands of dollars). As a community center, the building is serving fewer than 50 people one or two times per month, and in one event over the last three years, just over 100 persons. The small number of people served does not justify the large public improvement costs at a facility that is not centrally located to serve more County residents. If later the County decides to sell the property, it is doubtful that the full cost of the improvements will be recovered.

The building should be posted as closed for public occupancy. Public use of the grounds could continue. The stored prom props should be moved to one of the detached frame buildings and stored in compliance with the Building Code.

## **DISCUSSION**

The following improvements are required under State and County laws in order to continue using the existing masonry building as a community center. These requirements are triggered by (1) a change in ownership (i.e., from School Board to Board of Supervisors), (2) a change of use (i.e., from Education Use Group to A-3, Assembly Use Group), and as a result of taking corrective action (e.g., flood proofing causes handicapped accessibility problems that must also be remedied).

### **County Zoning Ordinance and Floodplain Management Ordinance:**

The property is in Zone A of the Robinson River floodplain, except for a small area behind the ball field. The first floor of the school is 28 inches below the flood level with a one percent or greater chance of being equaled or exceeded in any given year. The Floodplain Management Ordinance requires that when such a building is altered, it must be elevated or floodproofed to the greatest extent possible.

Charlottesville architect Edward Eichman has suggested that the most realistic method of complying would be to raise the ground level around the exterior of the building by 3.6 feet and to provide a subsurface system to collect and retain flood water so that the water level is not raised nearby by more than one foot. This approach would require removing impervious outdoor recreation surfaces, sidewalks and at least some of the paved parking, replacing more than half of the first floor windows so that the sills could be raised above the new ground level, and constructing concrete entrance wells and steps at the exterior doors. The demolished paved parking would need to be replaced elsewhere on the site.

The property is zoned for Agricultural uses. While schools are uses permitted by right, use as a public building is a use permitted only by special permit in this zone.

### **Virginia Department of Health Sewage Handling and Disposal Regulations**

The VUSBC and the County Zoning Ordinance require that the remodeled building have an approved sewage disposal system capable of handling the expected sewage loads in accordance with the Department's regulations. The existing 60-year-old system was installed before there were design standards, its design capacity and current condition are unknown, and the drainfield is located in poor soil, under impervious paving and above the water table. The water supply well is located closer to the sewage disposal system than the regulations allow, and the well requires continuous chlorination due to groundwater contamination. The regulations define a septic system contaminating groundwater as a malfunctioning system.

A new wastewater treatment system will be required. A community center that is used only occasionally during each month cannot be approved for a "non-conventional" sewage system under the County Zoning Ordinance because the intermittent use renders the package treatment plant biologically inactive. A new septic tank, sewage ejector pump, force main sewer, and drainfield, together with a reserve drainfield, would be required. Such a septic tank and drainfield should be sited so it can be expanded, since a system sized for intermittent use is likely to be too small if the facility must later serve other uses and more people daily. Whether the small area above the flood plain in the far northeast of the school property is large enough and has suitable soils has not been determined. It is possible that a sewage easement for drainfields on neighboring lots would be necessary.

### **Office of Drinking Water, Virginia Waterworks Regulations, Department of Health**

The Office of Drinking Water has identified a number of problems with the existing well. It has been continuously monitored and chlorinated because of contamination by coliform and fecal coliform bacteria. A number of engineered upgrades and changes in operation are required to address potential contamination by standing water at the well head, flooding, proximity to the drainfield and oil storage tank, and inadequate backflow protection at the boiler. The existing public water supply also requires changes in corrosion control treatment to mitigate an "acute hazard" requiring an operator to inspect the system daily.

The solution to these problems is a new well, out of the floodplain and away from the drainfield and oil tank. For this reason, the County concurred with the Office of Drinking Water's decision in late August 2006 to revoke the permit to use the existing well as a public water system. State law requires that upon a change in ownership, the permit for a public water system be revoked and, if the well complies with State requirements, a new permit be issued to the County as the new owner. The only on-site location for a new well that is out of the floodplain is the far northeast border area of the site. However, as discussed above, this is also the only on-site area where a drainfield and reserve area are possible. The well must be at least 50 feet from the drainfields. Whether there is room for 2 drainfields and a well has not been determined.

The well must be permitted as a public water system if it serves 25 or more persons at least 60 days per year. The past use of the school building as a community center a couple of days each month would not require a permit as a "public water works," so long as usage remained below the regulatory threshold. Nevertheless, by allowing the public to drink water from the existing contaminated well, even if chlorinated, the County is liable for any problems members of the public may experience. We strongly recommend not allowing public use of water from the existing well.

### **Virginia Uniform Statewide Building Code (VUSBC)**

As described below, the change of occupancy from Education to an A-3 Assembly use triggers VUSBC requirements for fire sprinklers, and changes to make portions of the building more fire resistant, improve means of escape, increase handicapped accessibility, provide mechanical ventilation, improve sanitation by improving the plumbing system, and correct asbestos problems. If the community center was used to prepare food or wash cooking and eating

utensils, additional requirements not addressed here would apply. Other improvements (e.g. replacing the 42-year-old boiler and deteriorated steam piping), though highly desirable, would not be required by law; nevertheless, the County would be liable for injury, such as from a burst steam pipe.

The VUSBC would require a number of improvements intended to protect the public in a fire. The VUSBC requires automatic sprinkler systems for Educational uses where the fire area exceeds 20,000 square feet. The existing building is one fire area totaling 17,855 square feet. However, a community center is an A-3 Assembly use and requires an automatic sprinkler system if the fire area exceeds 12,000 square feet, has an occupant load of 300 persons or more, or where the level of exit discharge is on another floor. Thus, if the whole building as now constructed and configured were used as a community center, it would require an automatic sprinkler system on both floors. Alternatively, the two stairwells could be removed and reconstructed so they were fully enclosed with one-hour fire-rated construction and the various mechanical penetrations between floors could be made more fire resistant, separating the two floors into two fire areas, each less than 12,000 square feet. Then, depending on the use of the second floor, the square-footage related sprinkler requirement may be avoided on both floors. On the first floor, fire protection and means of egress provisions of the VUSBC require that the corridor doors and frames all be replaced by fire-rated doors and frames, and the doors and frames between the cafeteria and assembly hall be replaced by fire-rated doors and frames. The assembly hall, if not sprinklered, would need to be posted for a capacity of less than 300 persons. Storage rooms in excess of 100 square feet on either floor would require sprinklering. The sprinklers require a fire pump and standby source of power, which in turn, are likely to require upgrades to the electrical system, which engineers in 2002 described as "in very poor condition."

The change from an Educational use to an Assembly use and the extent of alterations required will also require greater accessibility for the disabled. These improvements include providing at least one accessible entrance with new doors and ramps over and down the elevated grade used for floodproofing, accessibility signage, accessible parking and an accessible route between the parking and the entrance. There is no handicapped access to the second floor; the need to deal with this deficiency will depend on whether and how the second floor is used. No restroom fixtures are handicapped accessible; a new unisex restroom is probably the lowest cost remedy.

There is no hot water in the restrooms, as required by the Plumbing Code. New electric water heaters, hot water piping and new sinks and faucets will be required in all existing and new restrooms.

To meet ventilation requirements, the community center will require mechanical ventilation complying with the Mechanical Code.

Asbestos is present in two original materials used in the school's construction: floor tile mastic and steam pipe insulation in the boiler room and the tunnels under the first floor slab. The visible pipe insulation does not appear to be in a friable condition requiring remedy. Flooding in the mid-1990s has resulted in the floor tiles lifting in some portions of the first floor, creating conditions where exposure to friable asbestos is possible. In these instances, removal and replacement or encapsulation by covering over the existing deteriorated floors is required. If the

boiler and steam pipes were replaced, asbestos removal would be necessary here too. It is possible that the wall and ceiling plaster contains asbestos that could be made friable in the course of remodeling, but the plaster has not been tested.

Complying with all of the above legal requirements will also result in additional unmentioned remodeling work, such as new electrical circuits for water heaters, ejector pump, fans and lighting fixtures; tying the new unisex restroom into the existing waste vent and drain lines under the slab; plaster and tile work repairs, repainting, drop ceiling changes, and temporary erosion control measures.

CC: Dwayne Dixon  
Wes Smith  
Andy Mank

MEMO

TO: Madison County Board of Supervisors  
FROM: Wes Smith, Madison County Building Official  
DATE: January 10, 1006  
SUBJECT: Criglersville Elementary School Code Analysis

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Building Code - 2003 VA Uniform Statewide Building Code (VUSBC)

Existing Use Group E (Educational)

VA Uniform Statewide Building Code Section 103.3 requires a new certificate of occupancy when a change of use requires a greater degree of structural strength, fire protection, means of egress, ventilation or sanitation.

<u>Structural Strength</u>	<u>Live Loads</u>
School (Use Group E)	Classroom 40 PSF
	Corridor above 80 PSF
	1 <sup>st</sup> Floor
	1 <sup>st</sup> Floor Corridor 100 PSF
Assembly Areas (Use Group A)	100 PSF
Storage Areas	125 PSF Light Storage
	250 PSE Heavy Storage

NOTE: VUSBC Table 302.1.1 requires 1 hour fire separation or automatic fire suppression system for storage rooms over 100 sq. ft.

Fire Protection VUSBC Section 903

- 1) Educational use groups require automatic sprinkler systems where fire area exceeds 20,000 sq. ft. Total square footage of existing building is 17,855 sq. ft.
- 2) A change of use of the existing building may require the installation of an automatic sprinkler system depending on the type of use group.

Example: A-3 use group (libraries, galleries, community halls, exhibition halls, museums, etc.) requires automatic sprinkler system if fire area exceeds 12,000 sq. ft., fire area has occupant load of 300 or more, fire area is located on floor other than the level of exit discharge (1<sup>st</sup> floor)

#### Means of Egress

- 1) 1 hr. stairway exit enclosure and corridor enclosure required with change of use.
- 2) Change of use requires at least one accessible entrance and accessible signage. Other accessible features may be required depending on the extent of any alterations or additions to the structure. VUSBC 3409

#### Ventilation/Sanitation

- 1) Natural or mechanical ventilation shall be provided for the structure. Natural ventilation requires tightly fitting screens and self-closing devices on all swinging doors. (VUSBC 1203.4.4) Mechanical ventilation shall comply with International Mechanical Code.
- 2) Design and installation of plumbing fixtures, if required by a change of use, shall comply with International Plumbing Code based on the type of occupancy for the structure. The structure shall have an approved sewage disposal system in accordance with Virginia Health Department regulations.

- New rehabilitation code -  
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Criglersville Property Flood Elevation Summary

6/14/2018

	FEC date	Base Flood Elevation	First Floor Elevation	FF-BFE	Datum
Museum House	6/1/2018	557.6	557.3	(0.30)	NAD 1983
Voting Building	6/1/2018	556.6	554.4	(2.20)	NAD 1983
Brick School Building	6/1/2018	557	556.4	(0.60)	NAD 1983
Brick School Building	7/14/1997	559	557.4	(1.60)	NGVD 29

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION					FOR INSURANCE COMPANY USE
A1. Building Owner's Name Board of Supervisors of Madison County					Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1120 Old Blue Ridge Turnpike					Company NAIC Number:
City Madison		State Virginia		ZIP Code 22727	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Map #21-61					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-residential</u>					
A5. Latitude/Longitude: Lat. <u>38-27-39</u> Long. <u>-78-18-10</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>9</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>11,700</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>3</u>					
c) Total net area of flood openings in A8.b <u>450.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Madison County 510094			B2. County Name Madison		B3. State Virginia
B4. Map/Panel Number 0135	B5. Suffix C	B6. FIRM Index Date 01-05-2007	B7. FIRM Panel Effective/ Revised Date 01-05-2007	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 557
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1120 Old Blue Ridge Turnpike			Policy Number:
City Madison	State Virginia	ZIP Code 22727	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

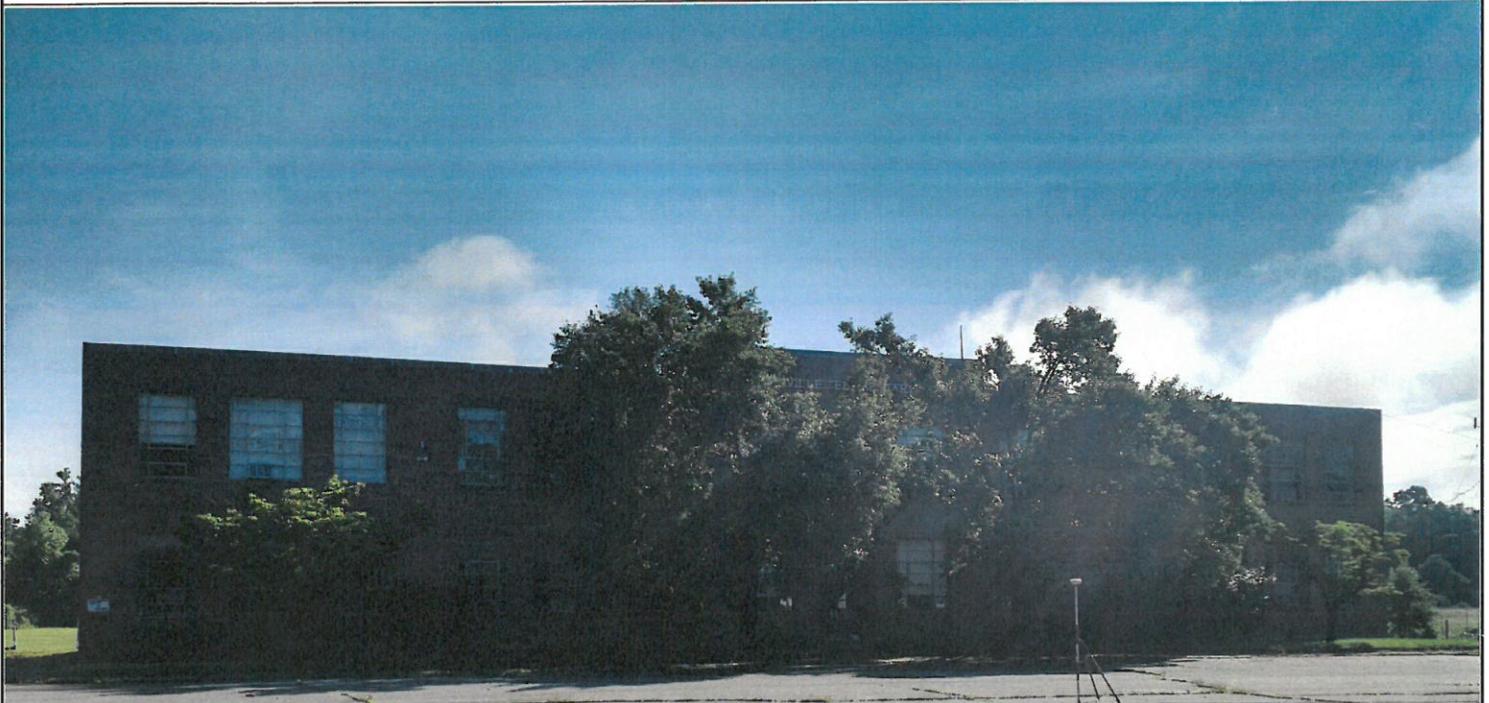


Photo One

Photo One Caption

Clear Photo One

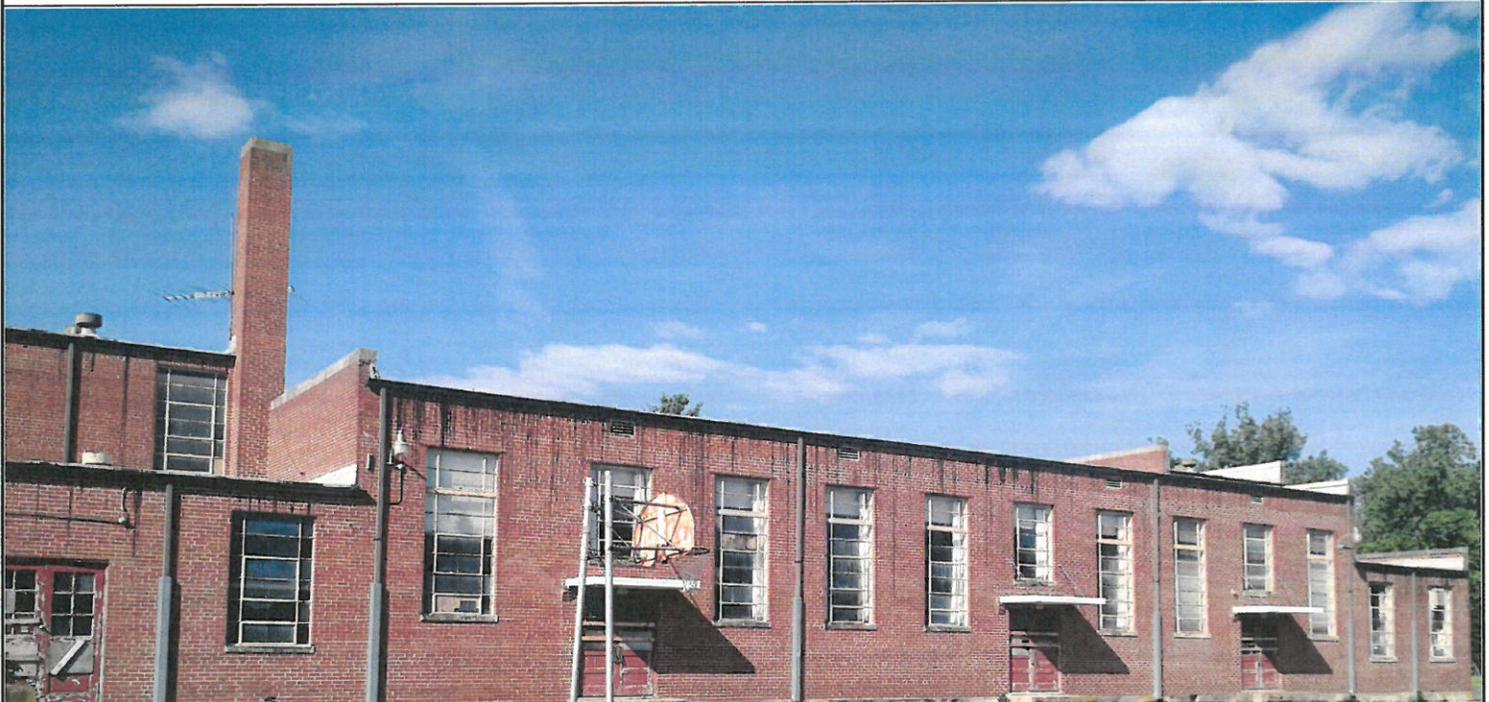


Photo Two

Photo Two Caption

Clear Photo Two

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A1. Building Owner's Name Board of Supervisors of Madison County					Policy Number:
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City Madison		State Virginia		ZIP Code 22727	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Map #21-61					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>38-27-40</u> Long. <u>-78-18-11</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>9</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1,278</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>3</u>					
c) Total net area of flood openings in A8.b <u>360.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Madison County 510094			B2. County Name Madison		B3. State Virginia
B4. Map/Panel Number 0135	B5. Suffix C	B6. FIRM Index Date 01-05-2007	B7. FIRM Panel Effective/ Revised Date 01-05-2007	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 557.6
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

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<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1120 Old Blue Ridge Turnpike			Policy Number:
City Madison	State Virginia	ZIP Code 22727	Company NAIC Number

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Photo One

Photo One Caption

Clear Photo One



Photo Two

Photo Two Caption

Clear Photo Two

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A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Map #21-61					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>38-27-37</u> Long. <u>-78-18-10</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>9</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>2,450</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>7</u>					
c) Total net area of flood openings in A8.b <u>1190.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Madison County 510094			B2. County Name Madison		B3. State Virginia
B4. Map/Panel Number 0135	B5. Suffix C	B6. FIRM Index Date 01-05-2007	B7. FIRM Panel Effective/ Revised Date 01-05-2007	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 556.6
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1120 Old Blue Ridge Turnpike			Policy Number:
City Madison	State Virginia	ZIP Code 22727	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- |   |              |  |                                 |
|---|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | <u>552.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | <u>554.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | <u>N/A</u>   | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | <u>N/A</u>   | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | <u>N/A</u>   | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | <u>552.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | <u>552.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | <u>N/A</u>   | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name J. Adam Bryant		License Number 002863		
Title Land Surveyor				
Company Name Hurt & Proffitt, Inc.				
Address 2524 Langhorne Road				
City Lynchburg	State Virginia	ZIP Code 24501		
Signature 	Date 6/1/18	Telephone (434) 847-7796	Ext.	

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

This certificate is for the house located just downstream and directly south of the Criglersville School. The house is uninhabited and is part of the property on which the school is located.

# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1120 Old Blue Ridge Turnpike			Policy Number:
City Madison	State Virginia	ZIP Code 22727	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption

Clear Photo One



Photo Two

Photo Two Caption

Clear Photo Two

**From:** Brian Daniel  
**Sent:** Friday, June 08, 2018 8:43 AM  
**To:** Jack Hobbs <jhobbs@madisonco.virginia.gov>  
**Subject:** RE: Criglersville school property taxes

Assuming 2018 value and tax rate it would be \$2870.28 (.68/100 value)

Brian L. Daniel  
Commissioner of Revenue  
Madison County, VA  
(o) 540-948-4421  
(c) 540-923-0654  
[www.madisonco.virginia.gov](http://www.madisonco.virginia.gov)

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**From:** Jack Hobbs  
**Sent:** Friday, June 08, 2018 8:39 AM  
**To:** Brian Daniel  
**Subject:** Criglersville school property taxes

Brian,

The Criglersville committee asked me to find out what the annual tax bill for the old school property if it were owned by a taxable owner – i.e. not the school board, County or a church.

I have the property at <http://www.vamanet.com/cgi-bin/RECPGM2?LOCAL=MAD&RECNUM=1678&DWELL=1>. Would you send me something I could share with that group?

Thanks in advance-

Jack Hobbs  
Madison County



