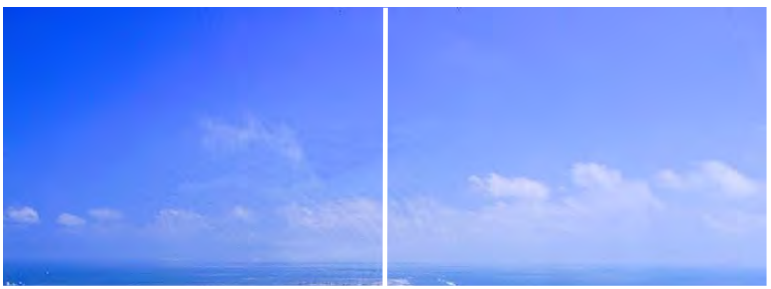


Coastal Barrier Resources System Validation Tool User Guide V2.1

Ecological Services

Division of Budget and Technical Support

July 2019

Background on the John H. Chafee Coastal Barrier Resources System

Congress enacted the Coastal Barrier Resources Act (CBRA) in 1982, which established the Coastal Barrier Resources System (CBRS). The U.S. Fish and Wildlife Service (Service) is responsible for maintaining the official CBRS maps. Within the CBRS, most new Federal expenditures and financial assistance, including Federal flood insurance through the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP), are prohibited. Federal agencies may require documentation indicating whether or not a property or project site is within the CBRS before they approve Federal funding or financial assistance in areas that contain CBRS units.

The Service provides two ways to obtain such documentation: the CBRS Validation Tool (through the CBRS Mapper) or a CBRS Property Determination (an official letter issued by the Service). This user guide explains how to use the CBRS Validation Tool and includes links to more information.

General information on CBRA's prohibitions on federal expenditures is available here: https://www.fws.gov/cbra/CBRA-Prohibitions.html

Additional information on the prohibition of Federal flood insurance within the CBRS is available here: https://www.fws.gov/cbra/flood-insurance.html

What is the “CBRS Validation Tool”?

The "CBRS Validation Tool" is an automated tool that is accessible through the CBRS Mapper and allows any user to select a particular location and produce a document entitled “CBRS Mapper Documentation” which indicates whether that location is within or outside of the CBRS. For locations within the CBRS, the documentation produced by the tool indicates the date that the prohibition on Federal flood insurance went into effect and also the System Unit establishment date (where applicable).

This documentation can be used to either obtain flood insurance through the NFIP for eligible structures or to otherwise document a location’s status within or outside of the CBRS for other purposes (e.g., real estate transactions or applications for Federal financial assistance).

Please note that the CBRS Validation Tool **will not** provide in/out CBRS documentation for locations that are within the “CBRS Buffer Zone” (i.e., areas within about 20 feet of a CBRS boundary). Such locations require a “CBRS Property Determination” letter from the Service.

See the Service’s website for a link to the CBRS Mapper and additional information: https://www.fws.gov/cbra/documentation.html

Who can use the "CBRS Validation Tool"?

The CBRS Validation Tool can be used by anybody needing to produce documentation indicating that a particular property, project site, or area is within or outside of the CBRS.

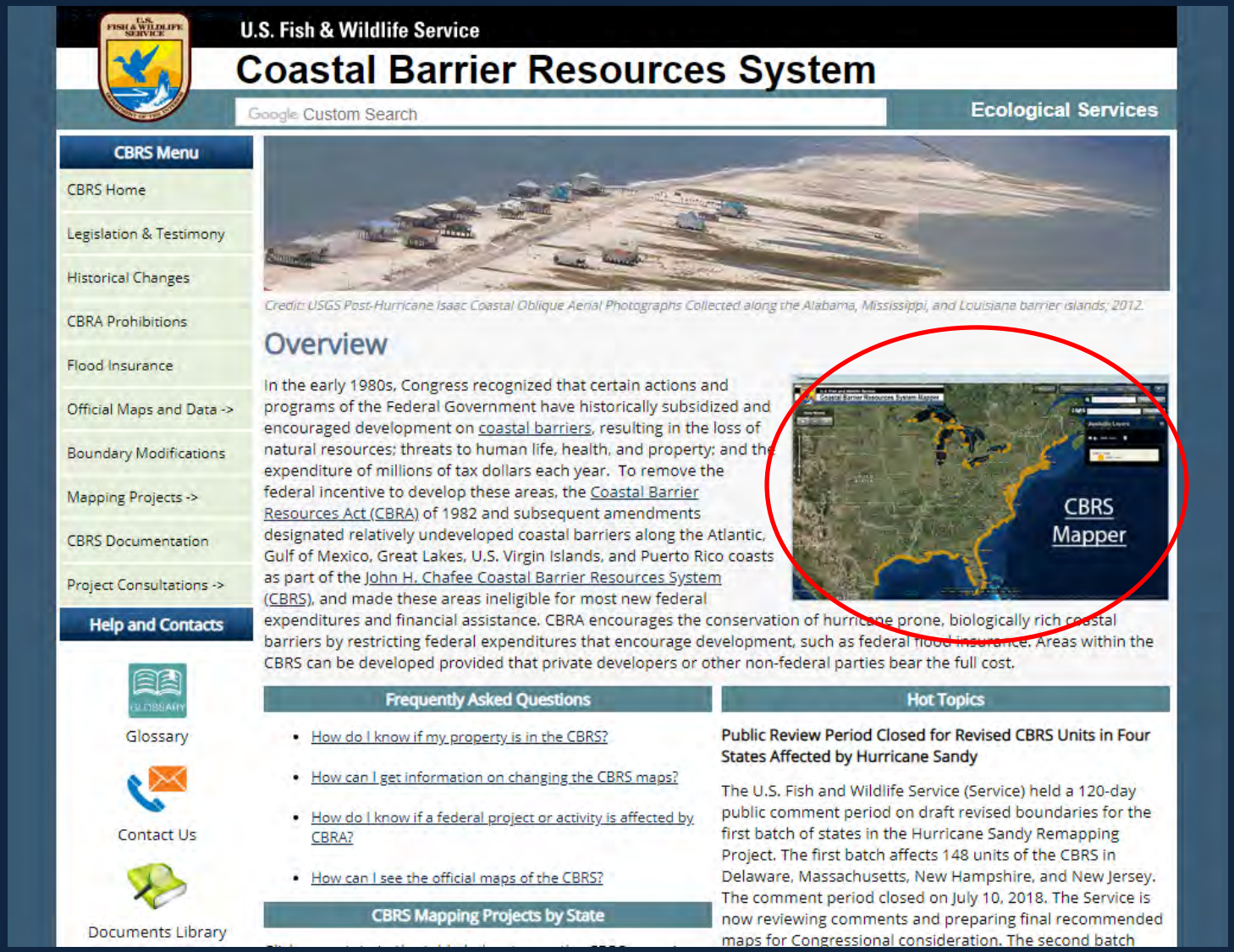
Examples of common users:

- Property owners
- Property buyers
- Insurance agents
- Real estate agents
- Surveyors
- Engineers
- Community officials
- State governments

Federal customers may include (but are not limited to):

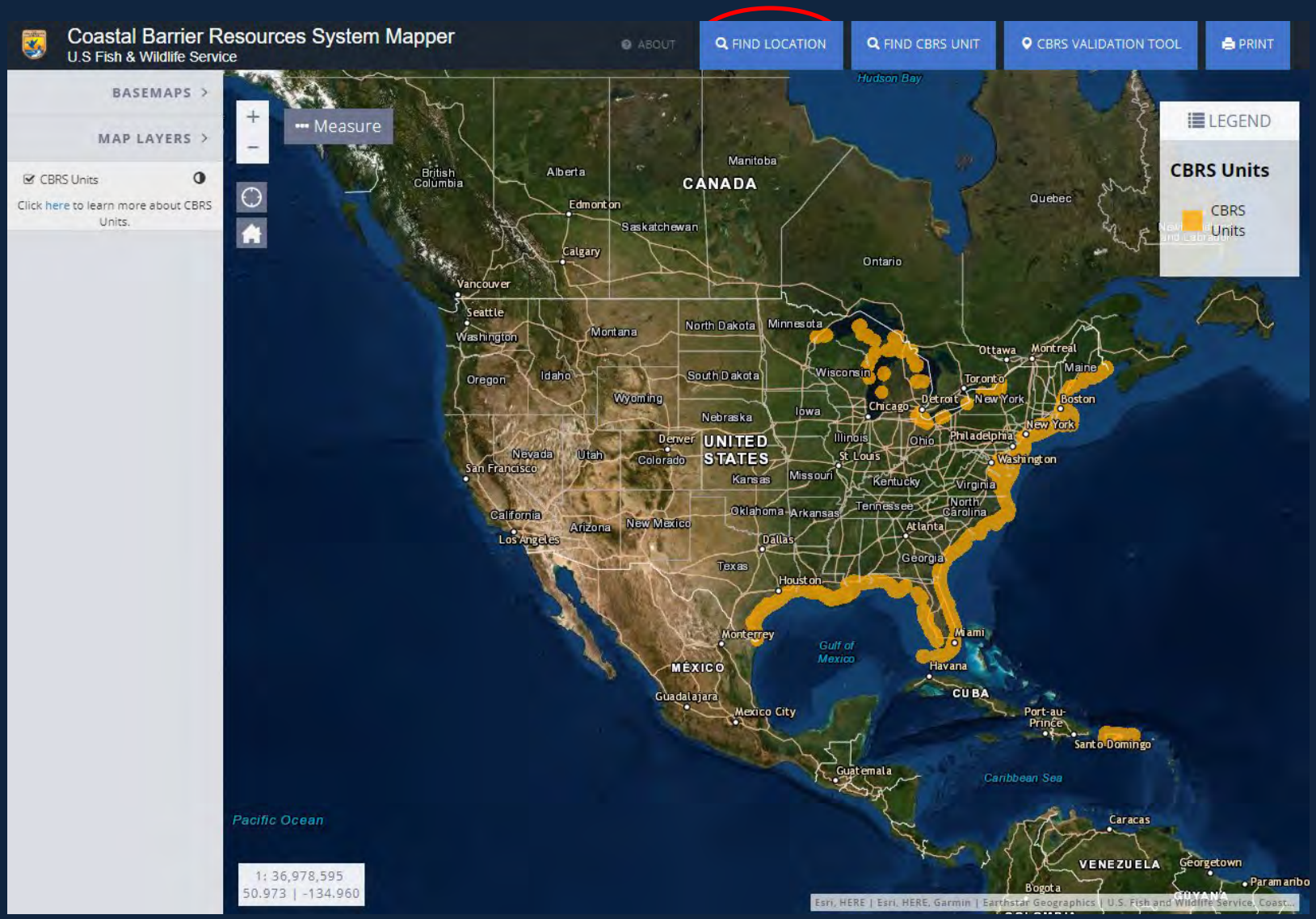
- Federal Emergency Management Agency
  - National Flood Insurance Program
  - Disaster assistance practitioners
- U.S. Department of Housing and Urban Development
- Small Business Administration
- U.S. Army Corps of Engineers
- U.S. Department of Transportation
- U.S. Department of Agriculture
- National Oceanic and Atmospheric Administration
- Veterans Administration

To access the CBRS Validation Tool, visit the CBRA homepage at www.fws.gov/cbra. Click on the "CBRS Mapper" graphic on the right side of the page.

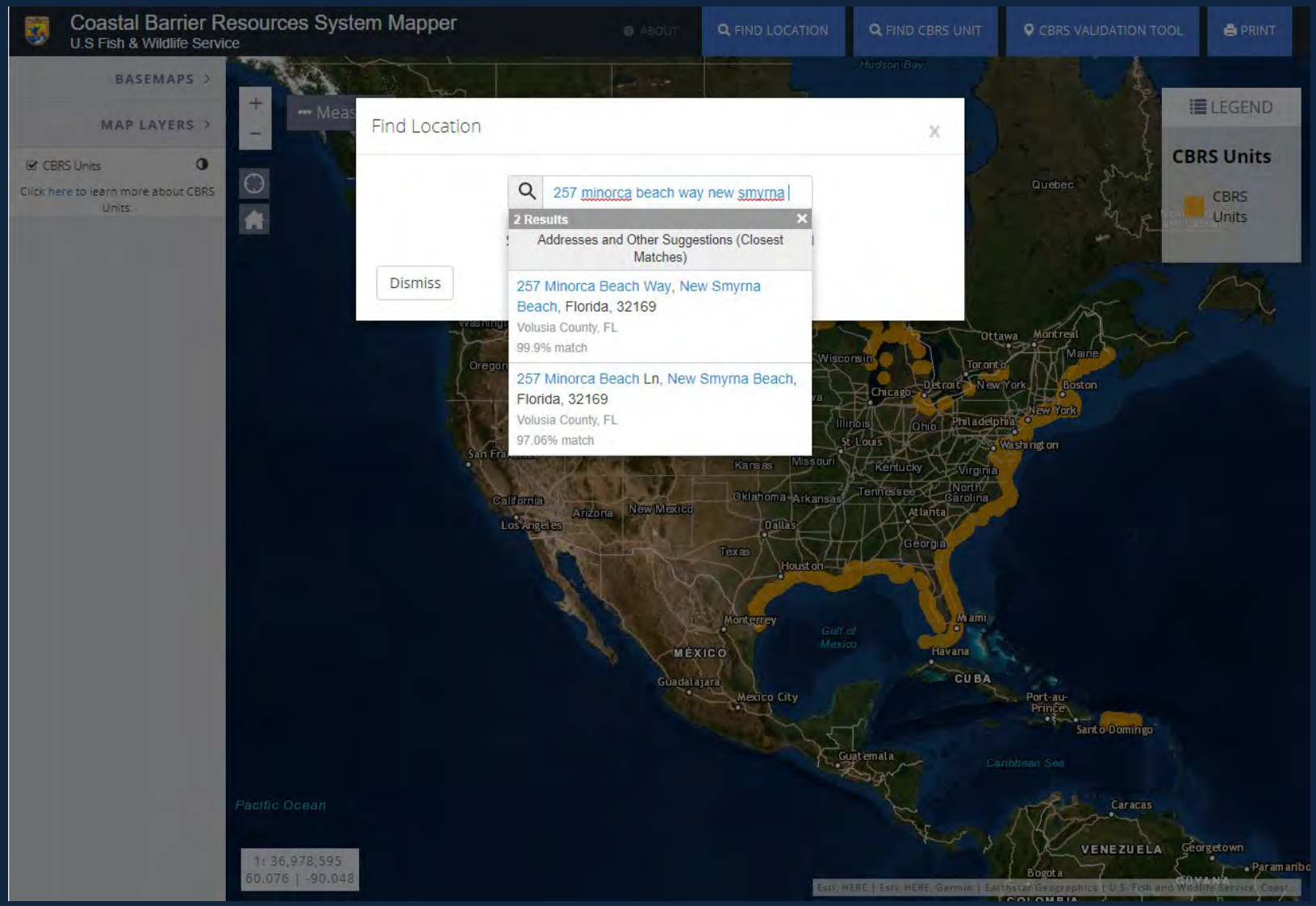


Select the “CBRS Mapper” to view the existing CBRS units

Use the “Find Location” tool in the upper right corner of the CBRS Mapper to zoom to an area

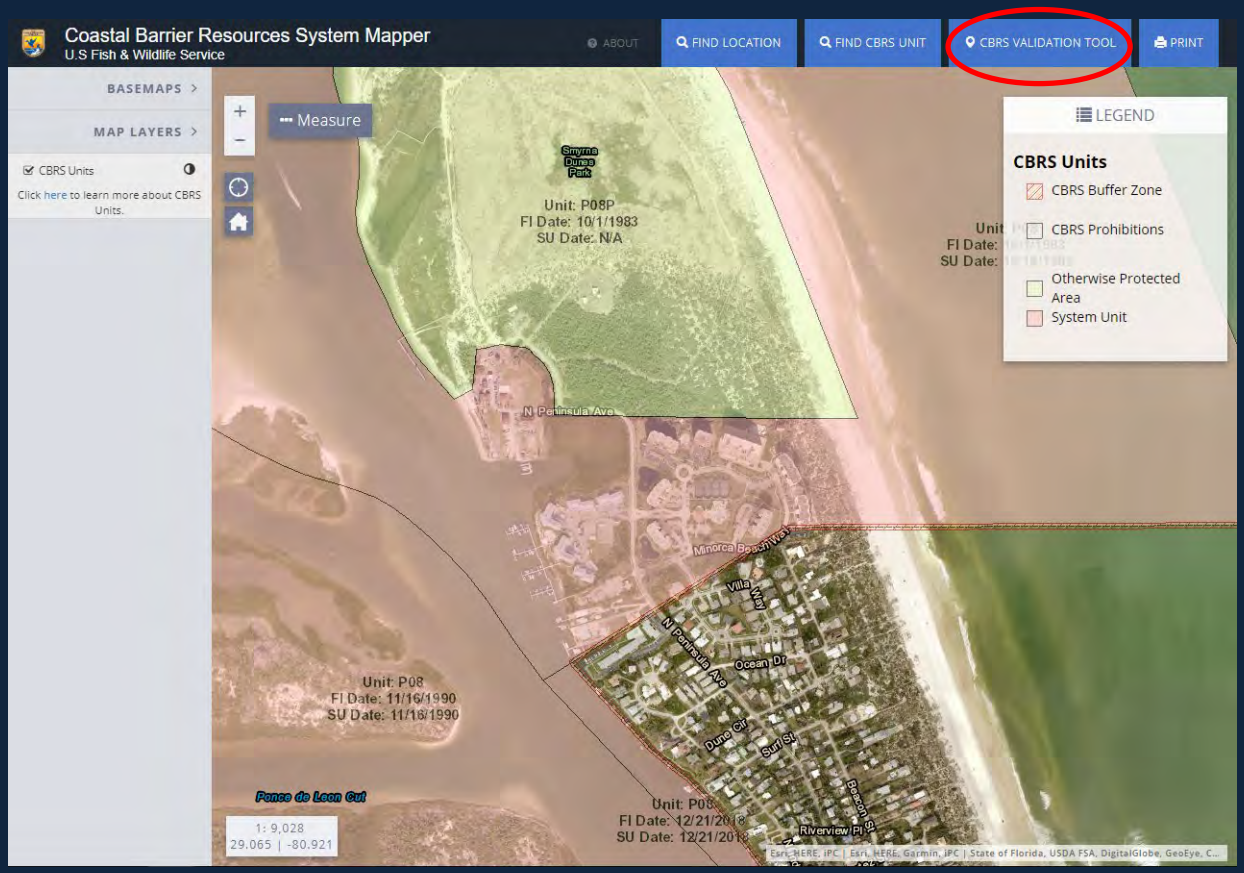


Type an address or location in the search window and select it when it appears in the drop down window. If the address does not appear, you may need to search for the city and state or zip code and use the zoom tools to locate the property.

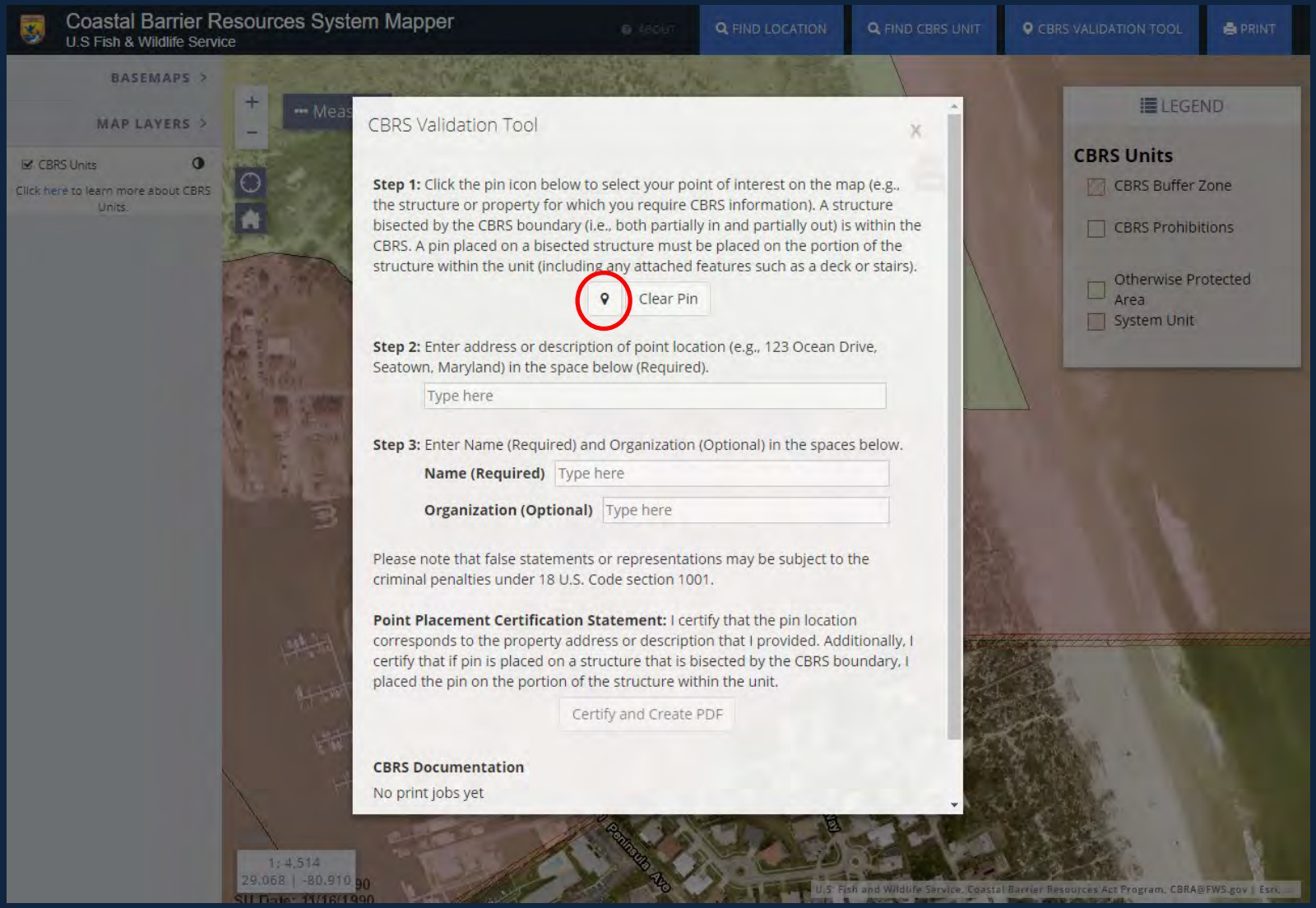


After selecting the address, the mapper will zoom to the general location of the property. It is important to note that the mapper will not identify a property or structure for you. It is the user's responsibility to be able to identify the subject property or structure. If you cannot identify the subject property or structure, we recommend consulting with county property records and third party mapping applications. You may also need to zoom in closer to see a structure in enough detail, especially if it is near a CBRS boundary.

After you have identified the subject property or structure, click the "CBRS Validation Tool" button in the upper right corner of the mapper.

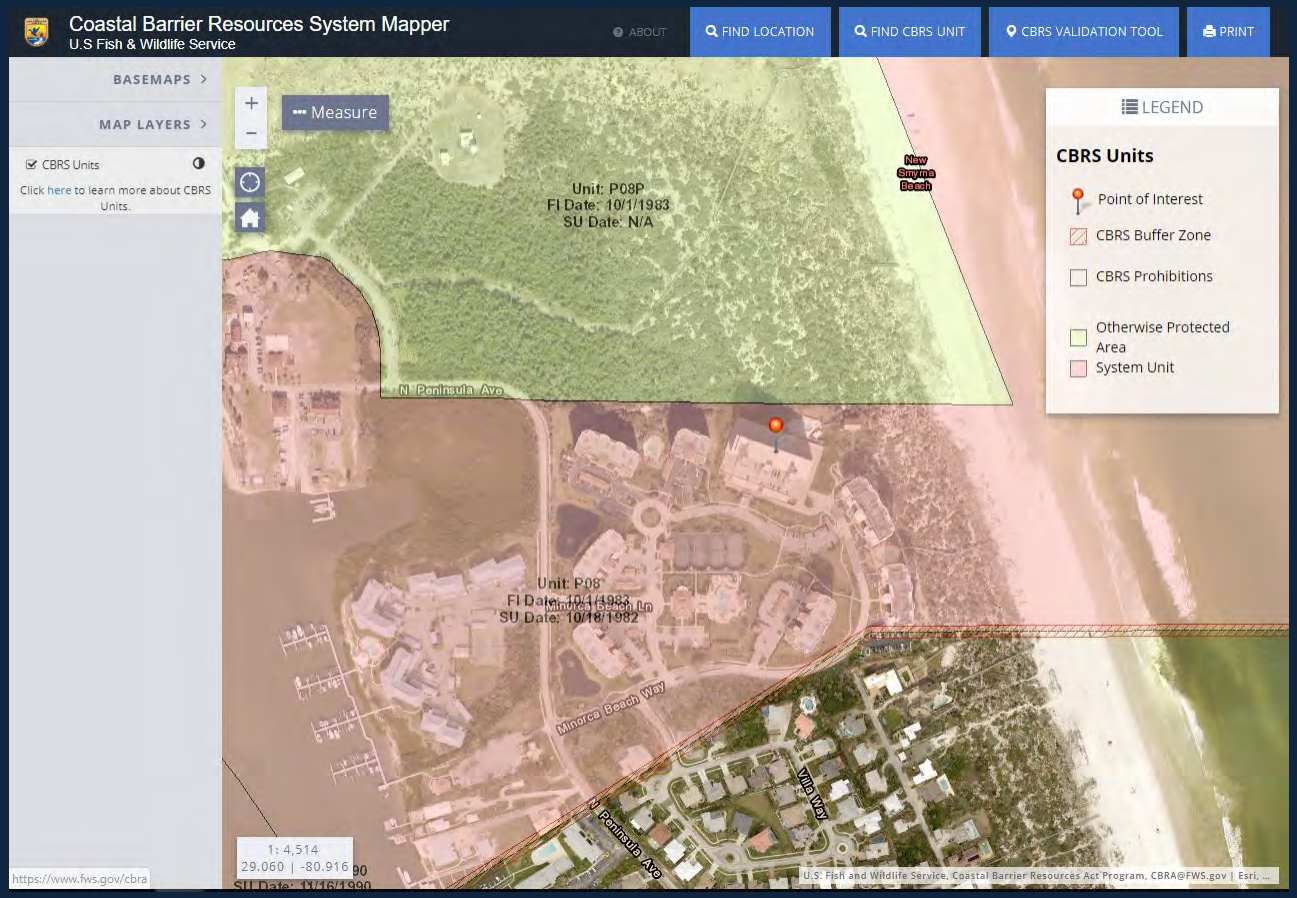


Follow the directions in the tool. The first step is to click the pin icon to select your point of interest on the map (i.e., the structure or property for which you require CBRS information).

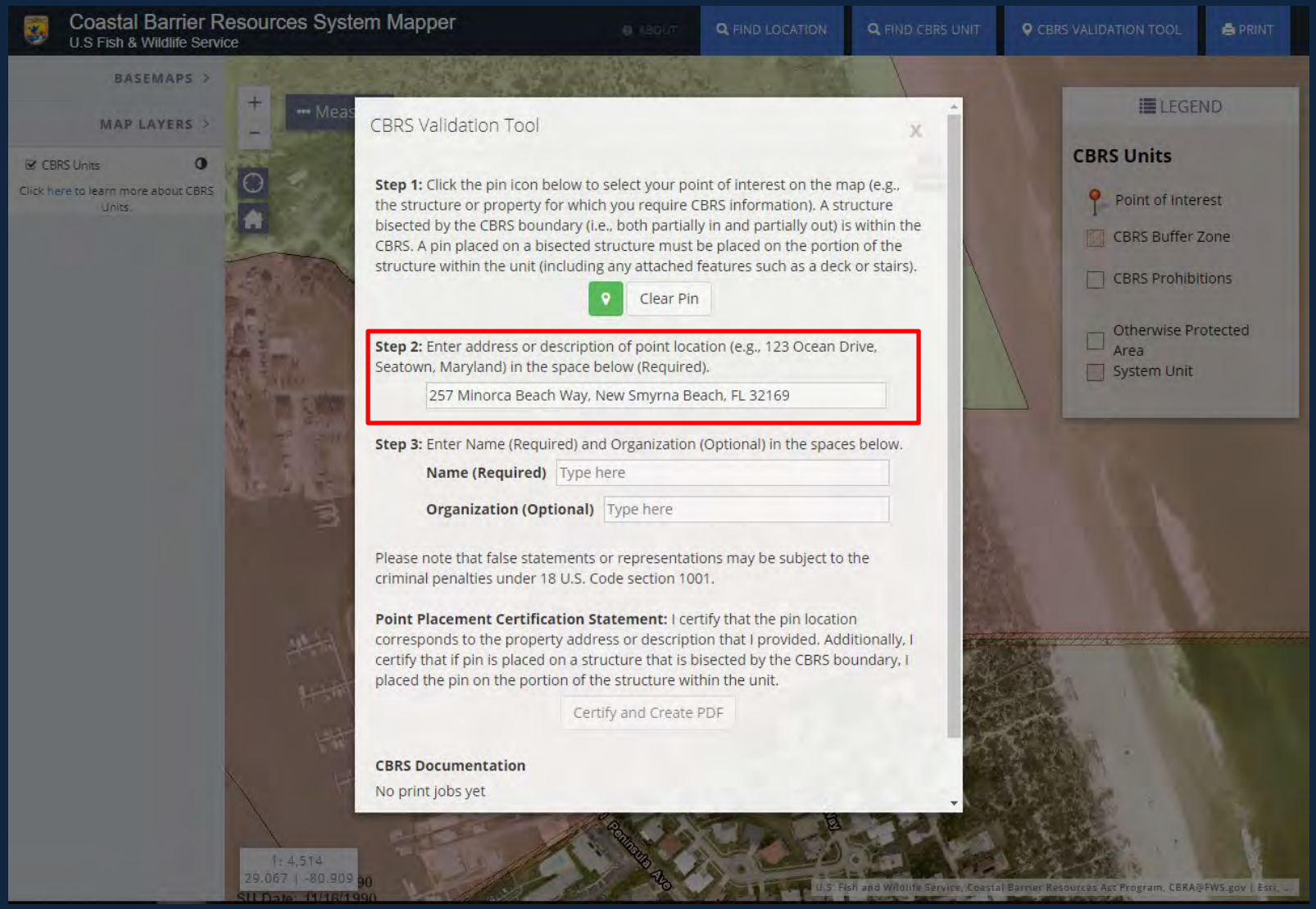


Click the point on the map where you would like to place your point. In this case, the structure that corresponds to the address that we searched for at 257 Minorca Beach Way, New Smyrna Beach, FL 32169 is located here (see pin).

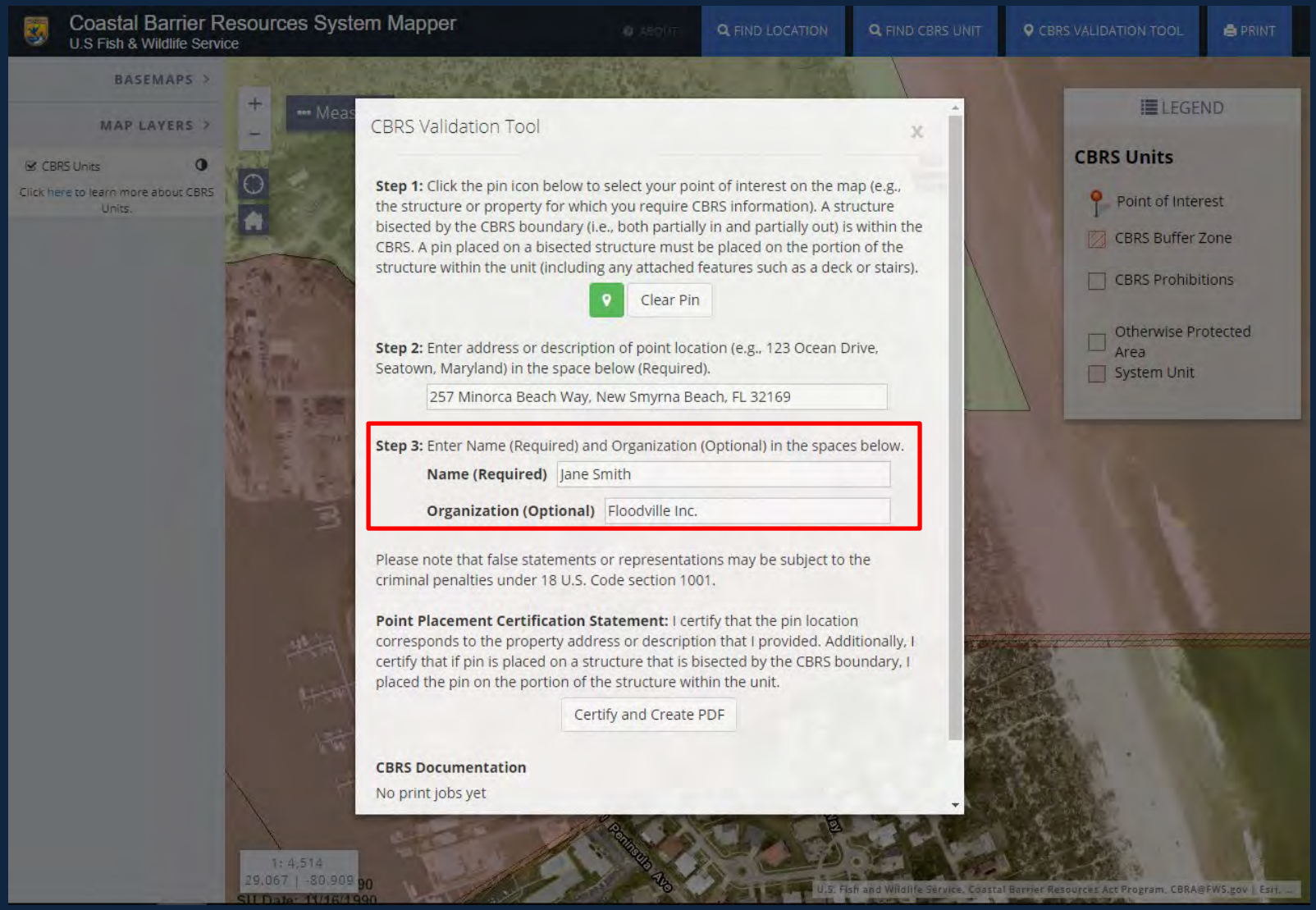
NOTE: A structure bisected by the CBRS boundary (i.e., both partially in and partially out) is within the CBRS. A pin placed on a bisected structure must be placed on the portion of the structure furthest within the unit (including any attached features such as a deck or stairs).



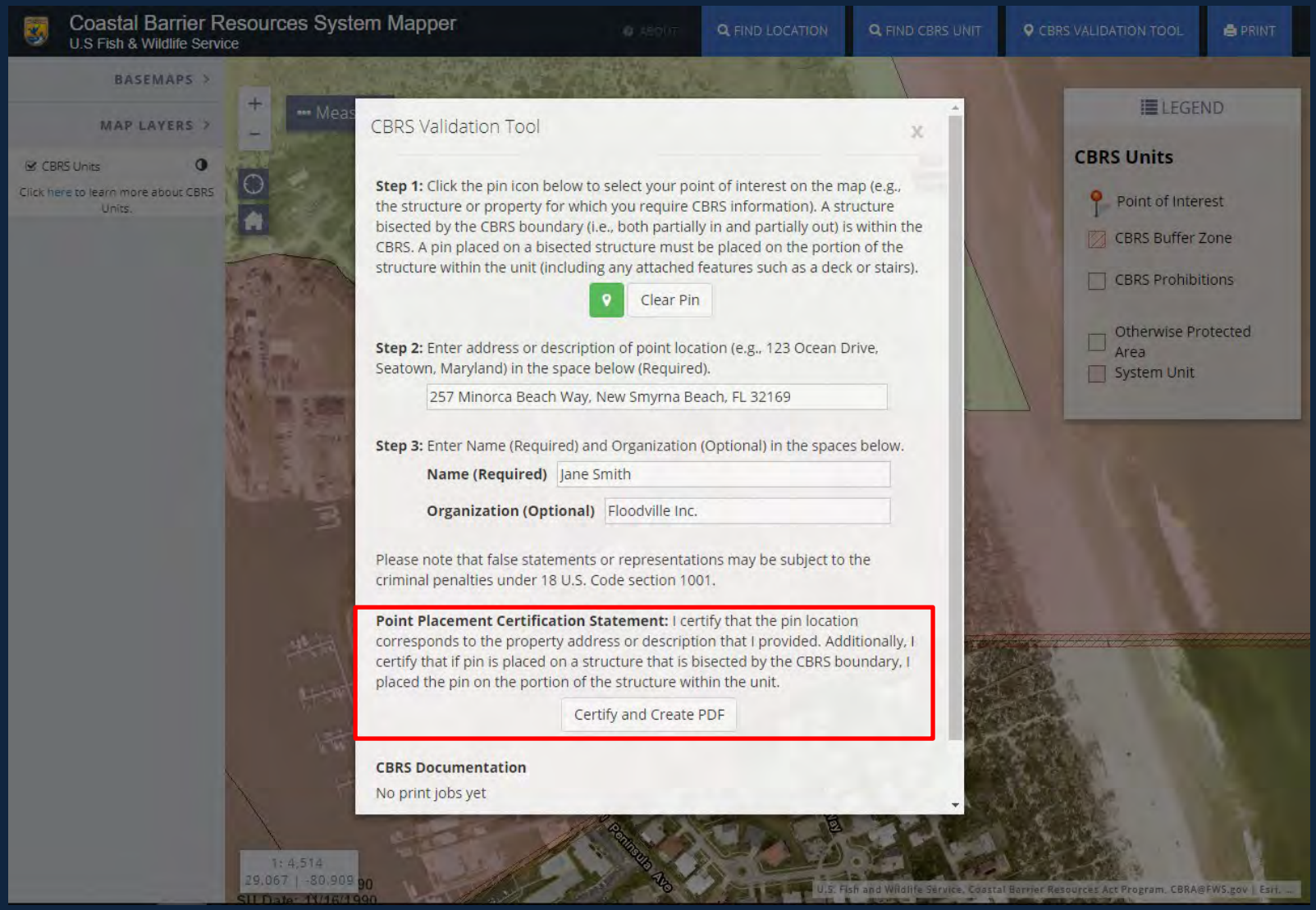
Once you have selected your point, the Validation Tool window will reopen. Continue with Step 2 by entering the address or description of the point location in the space below. This is a required field.



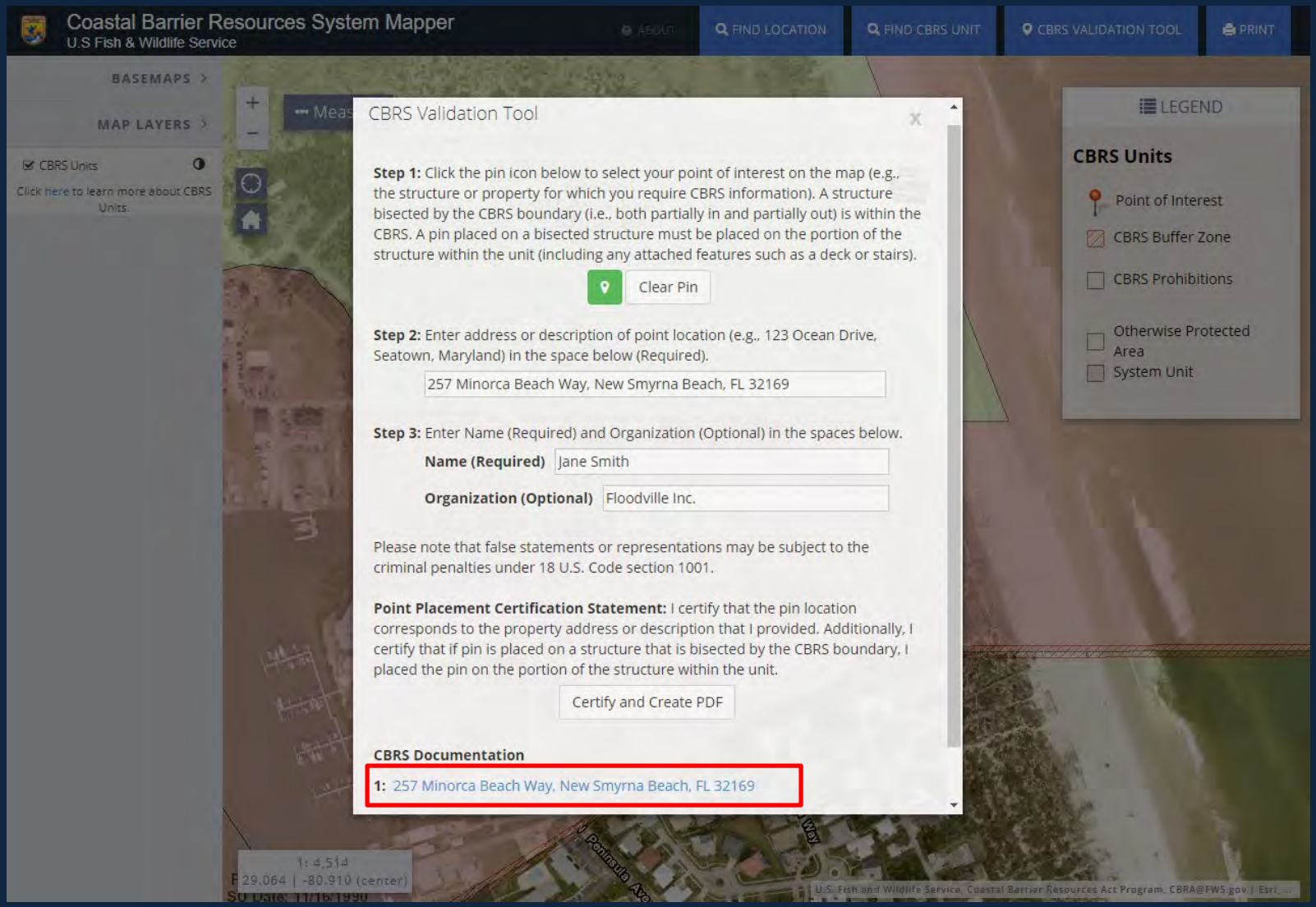
Once you have typed in your address or location description, continue on to Step 3 by entering your name (required) and organization (optional).



Once you have entered the address, read the “Point Placement Certification Statement” and click “Certify and Create PDF.”



Once you have clicked the “Certify and Create PDF” button, a link will appear at the bottom of the window. Click this link to open your PDF.

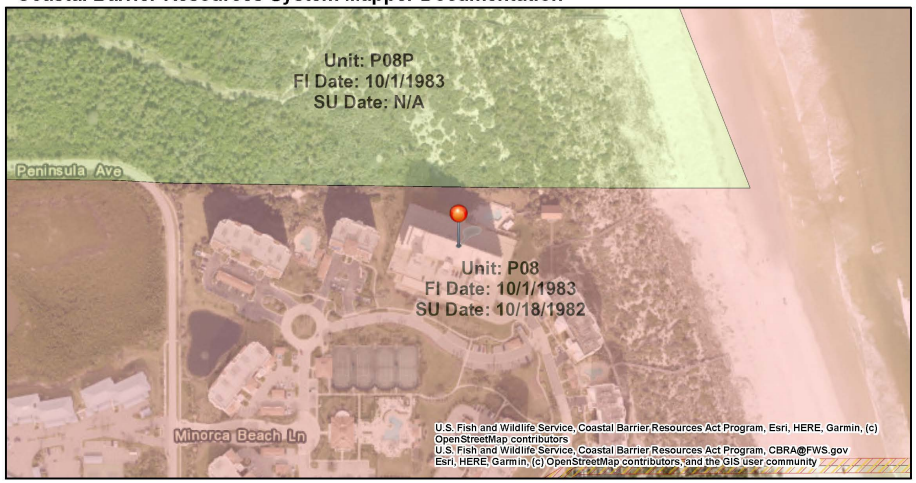


The CBRS Mapper Documentation produced by the CBRS Validation Tool includes:

- A map depicting the pin location with respect to the CBRS unit(s) in the area
- The user supplied address
- A statement indicating whether the pin location is within or outside of the CBRS (or in the “CBRS Buffer Zone”)
- The flood insurance prohibition date (where applicable)
- The System Unit establishment date (where applicable)
- Information regarding the official CBRS map for the area
- Notes regarding any applicable restrictions on Federal funding and financial assistance
- Links for more information

U.S. Fish and Wildlife Service

Coastal Barrier Resources System Mapper Documentation



CBRS Units

Otherwise Protected Area — CBRS Buffer Zone

System Unit — -80.909773, 29.063841

0 65 130 260 390 ft — 1:4,514

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User Name: Jane Smith
User Organization: Floodville Inc.
User Supplied Address/Location Description: 257 Minorca Beach Way, New Smyrna Beach, FL 32169
Pin Location: Within Unit P08
Pin Flood Insurance Prohibition Date: 10/1/1983
Pin System Unit Establishment Date: 10/18/1982

The user placed pin location is within System Unit P08 of the CBRS. For the official CBRS map depicting this area, please see the map numbered 12-035B, dated 12/21/2018. The official CBRS maps are accessible at https://www.fws.gov/cbra/maps/index.html .

The Coastal Barrier Resources Act (Pub. L. 97-348) and subsequent amendments (16 U.S.C. § 3501 et seq.) prohibit most new federal funding and financial assistance within System Units, including flood insurance.

The prohibition on federal flood insurance for this pin location took effect on 10/1/1983. Federal flood insurance through the National Flood Insurance Program is available if the subject building was constructed (or permitted and under construction) before the area's flood insurance prohibition date, and has not been substantially improved or substantially damaged since. For more information about the restrictions on federal flood insurance, please refer to the Federal Emergency Management Agency's (FEMA) regulations in Title 44 Part 71 of the Code of Federal Regulations and FEMA's Flood Insurance Manual: https://www.fema.gov/flood-insurance-manual. The prohibition on all other federal expenditures and financial assistance (besides flood insurance) for this pin location took effect on 10/18/1982.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 7/16/2019 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: https://www.fws.gov/cbra/Flood-Insurance.html .

This page was produced by the CBRS Mapper

This documentation can be used to secure flood insurance for eligible properties in accordance with FEMA's Flood Insurance Manual:

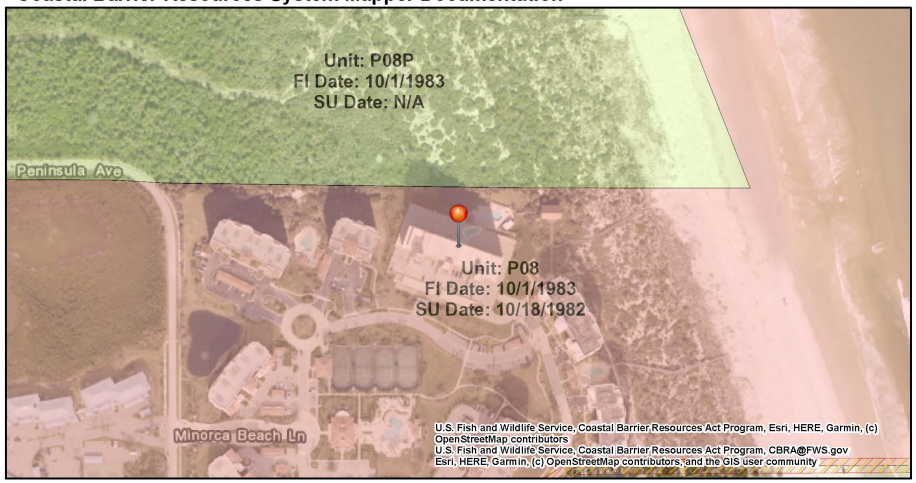
https://www.fema.gov/flood-insurance-manual

Structures constructed or substantially improved within the CBRS after the "Flood Insurance Prohibition Date" listed on the document are ineligible for Federal flood insurance*.

*There is an exception for structures in "Otherwise Protected Areas" that are used in a manner consistent with the purpose for which the area is protected.

U.S. Fish and Wildlife Service

Coastal Barrier Resources System Mapper Documentation



CBRS Units

Otherwise Protected Area — CBRS Buffer Zone

System Unit — -80.909773, 29.063841

0 65 130 260 390 ft — 1:4,514

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User Name: Jane Smith
User Organization: Floodville Inc.
User Supplied Address/Location Description: 257 Minorca Beach Way, New Smyrna Beach, FL 32169
Pin Location: Within Unit P08
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Pin System Unit Establishment Date: 10/18/1982

The user placed pin location is within System Unit P08 of the CBRS. For the official CBRS map depicting this area, please see the map numbered 12-035B, dated 12/21/2018. The official CBRS maps are accessible at https://www.fws.gov/cbra/maps/index.html .

The Coastal Barrier Resources Act (Pub. L. 97-348) and subsequent amendments (16 U.S.C. § 3501 et seq.) prohibit most new federal funding and financial assistance within System Units, including flood insurance.

The prohibition on federal flood insurance for this pin location took effect on 10/1/1983. Federal flood insurance through the National Flood Insurance Program is available if the subject building was constructed (or permitted and under construction) before the area's flood insurance prohibition date, and has not been substantially improved or substantially damaged since. For more information about the restrictions on federal flood insurance, please refer to the Federal Emergency Management Agency's (FEMA) regulations in Title 44 Part 71 of the Code of Federal Regulations and FEMA's Flood Insurance Manual: https://www.fema.gov/flood-insurance-manual. The prohibition on all other federal expenditures and financial assistance (besides flood insurance) for this pin location took effect on 10/18/1982.

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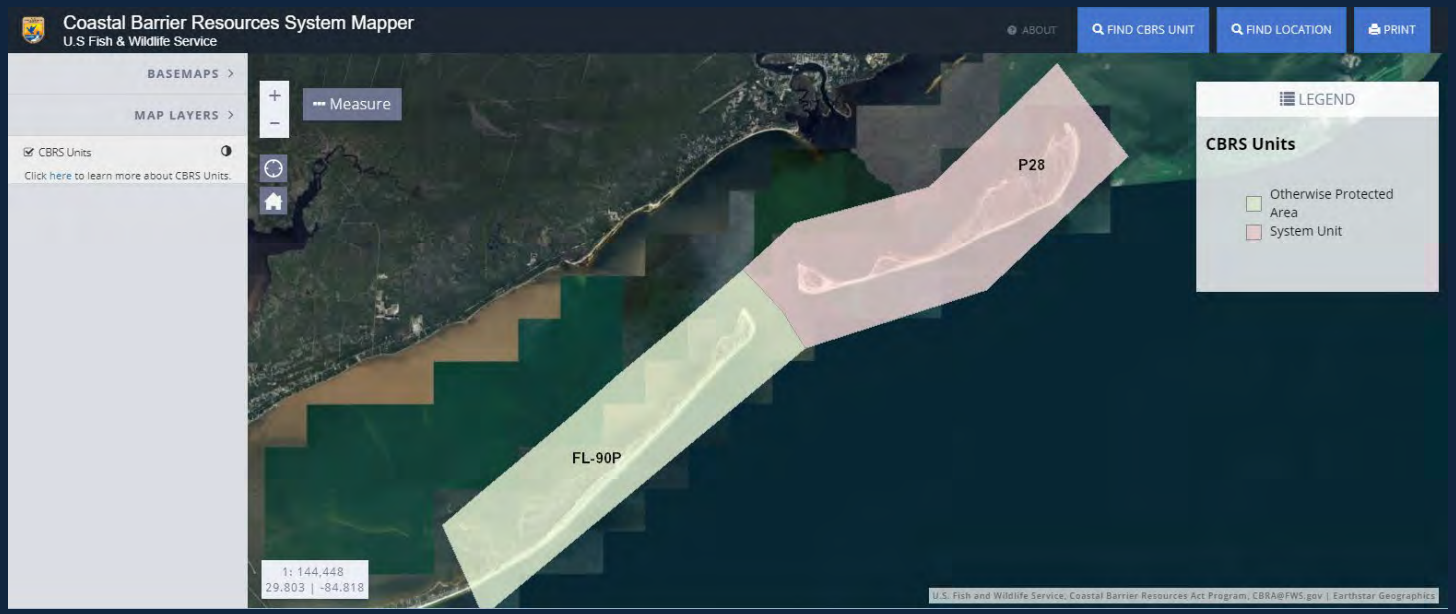
This page was produced by the CBRS Mapper

What is the difference between an Otherwise Protected Area (OPA) and a System Unit?

The CBRS includes two types of units, **System Units** and **Otherwise Protected Areas (OPAs)**.

System Units are predominately comprised of privately owned areas, though they may also contain areas that are held for conservation and/or recreation. System Units are depicted in pink in the CBRS Mapper.
Most new Federal expenditures and financial assistance, including Federal flood insurance, are prohibited within System Units.

OPAs are predominantly comprised of conservation and/or recreation areas, though they may also contain private areas that are not held for conservation and/or recreation. OPAs are denoted with a “P” at the end of the unit number and are depicted in green in the CBRS Mapper. The only Federal spending prohibition within OPAs is the prohibition related to Federal flood insurance.



What is the “Flood Insurance Prohibition Date”?

The date on which the prohibition on Federal flood insurance first took effect for a given area. The NFIP uses this date to determine whether a structure located within the CBRS is eligible for Federal flood insurance.

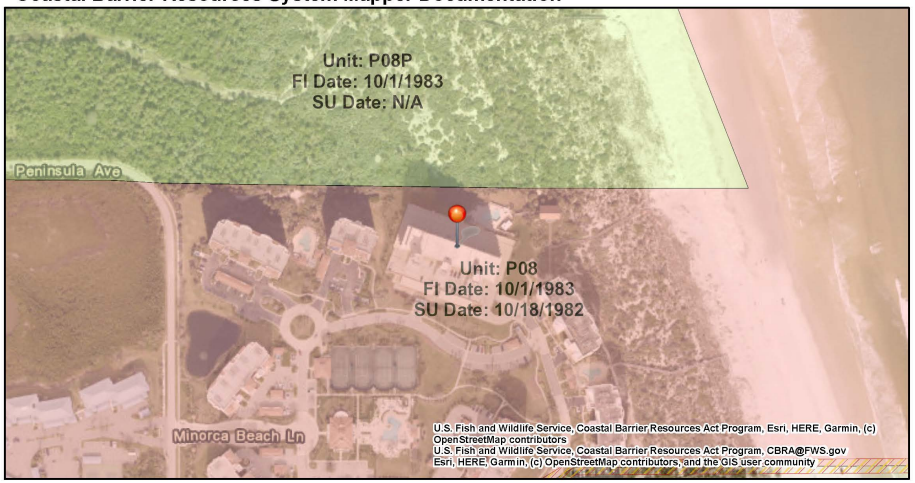
Federal flood insurance is available within the CBRS for structures that were constructed (or permitted and under construction) before the area’s flood insurance prohibition date (which is generally tied to the date that the area was first established as either a System Unit or OPA, but may differ in some cases).

If an existing insured structure within the CBRS is substantially improved or damaged (i.e., over 50 percent of the structure’s market value), its Federal flood insurance policy cannot be renewed.

See https://www.fws.gov/cbra/flood-insurance.html and FEMA’s Flood Insurance Manual for additional information.

U.S. Fish and Wildlife Service

Coastal Barrier Resources System Mapper Documentation



CBRS Units

Otherwise Protected Area — CBRS Buffer Zone

System Unit — -80.909773, 29.063841

0 65 130 260 390 ft — 1:4,514

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User Organization: Floodville Inc.
User Supplied Address/Location Description: 257 Minorca Beach Way, New Smyrna Beach, FL 32169
Pin Location: Within Unit P08
Pin Flood Insurance Prohibition Date: 10/1/1983
Pin System Unit Establishment Date: 10/18/1982

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The Coastal Barrier Resources Act (Pub. L. 97-348) and subsequent amendments (16 U.S.C. § 3501 et seq.) prohibit most new federal funding and financial assistance within System Units, including flood insurance.

The prohibition on federal flood insurance for this pin location took effect on 10/1/1983. Federal flood insurance through the National Flood Insurance Program is available if the subject building was constructed (or permitted and under construction) before the area's flood insurance prohibition date, and has not been substantially improved or substantially damaged since. For more information about the restrictions on federal flood insurance, please refer to the Federal Emergency Management Agency's (FEMA) regulations in Title 44 Part 71 of the Code of Federal Regulations and FEMA's Flood Insurance Manual: https://www.fema.gov/flood-insurance-manual . The prohibition on all other federal expenditures and financial assistance (besides flood insurance) for this pin location took effect on 10/18/1982.

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This page was produced by the CBRS Mapper

What is the “System Unit Establishment Date”?

The date on which prohibitions on Federal expenditures besides flood insurance (e.g., dredging and disaster assistance) went into effect.

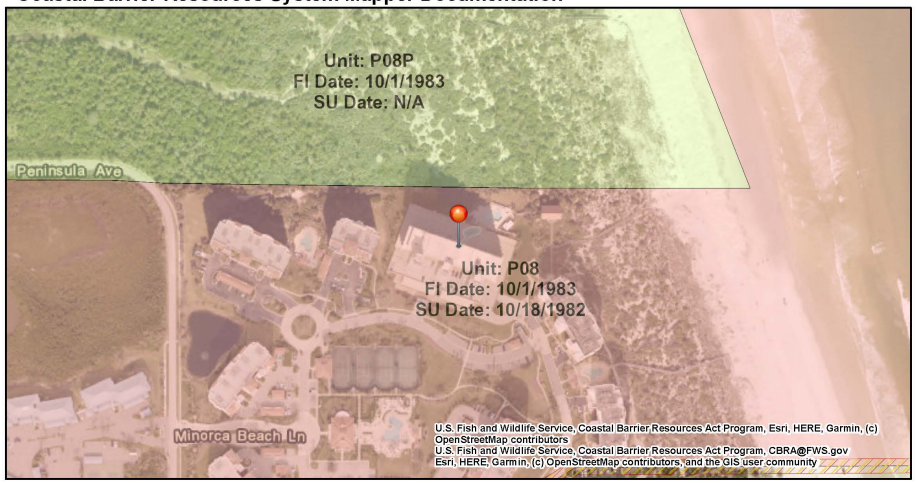
This is the date that FEMA uses to determine whether a road, structure, or facility is an “existing facility” as defined by its regulations implementing CBRA and the Stafford Act (44 CFR Part 206.342(c)).

Additionally, this is the date used to determine whether Federal navigation channels and related structures were authorized prior
to the date on which the area was included in a System Unit (16 U.S.C. 3505(b)).

In most cases, the System Unit establishment date is the same as the flood insurance prohibition date. However, these dates differ in areas that were first designated in 1982 and also in areas that have been reclassified from OPA to System Unit.

U.S. Fish and Wildlife Service

Coastal Barrier Resources System Mapper Documentation



CBRS Units

Otherwise Protected Area — CBRS Buffer Zone

System Unit — -80.909773, 29.063841

0 65 130 260 390 ft — 1:4,514

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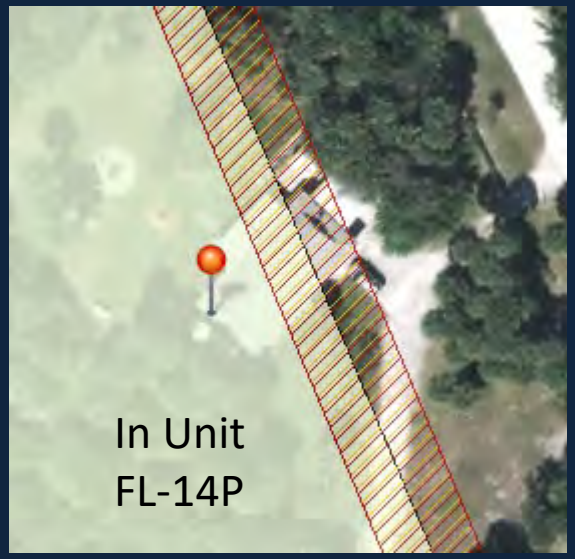
This page was produced by the CBRS Mapper

How do you place a point for a structure within the CBRS Buffer Zone?

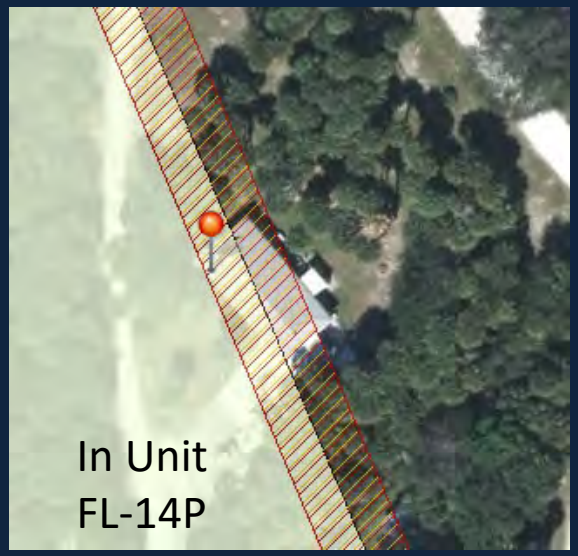
A structure bisected by the CBRS boundary (i.e., both partially in and partially out) is within the CBRS. A pin placed on a bisected structure must be placed on the portion of the structure furthest within the unit (including any attached features such as a deck or stairs).

Scenario 1: If any portion of the structure falls in the unit and is not covered by the buffer, place the point on the furthest "in" part of the structure. This will produce documentation correctly indicating that the structure is within the CBRS and no further review is necessary.

Scenario 2: If any portion of the structure is covered by the buffer but there is no portion that is clearly "in", place the point on the part of the structure in the buffer. This will produce documentation indicating that a CBRS Property Determination is required.



Scenario 1 – a structure clearly within Unit FL-14P. The CBRS Buffer Zone is depicted as a hatched area on either side of the CBRS boundary.



Scenario 2 – a structure within the CBRS Buffer Zone where an official CBRS Property Determination is recommended

What happens when your point is within the “CBRS Buffer Zone”?

The CBRS Validation Tool will not provide in/out CBRS documentation for locations that are within the “CBRS Buffer Zone” (i.e., areas within about 20 feet of a CBRS boundary). Such locations require a “CBRS Property Determination.”

A CBRS Property Determination is an official letter from the Service that indicates whether or not a specific property or project site is located within the CBRS.

See the Service’s website for additional information about determinations: https://www.fws.gov/cbra/documentation.html

U.S. Fish and Wildlife Service

Coastal Barrier Resources System Mapper Documentation

CBRS Units

Otherwise Protected Area — CBRS Buffer Zone

System Unit — -72.902958, 41.270069

0 30 60 120 180 ft — 1:2,257

The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. **The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance** . Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

User Name: Jane Smith
User Organization: Floodville Inc.
User Supplied Address/Location Description: Fort Hale Park, East Haven, CT
Pin Location: Within CBRS Buffer Zone
Pin Flood Insurance Prohibition Date: Undetermined
Pin System Unit Establishment Date: Undetermined

The user placed pin location is within the CBRS Buffer Zone. The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination as to whether the property or project site is located "in" or "out" of the CBRS. For information on obtaining an official CBRS Property Determination, please visit: https://www.fws.gov/cbra/documentation.html.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 7/16/2019 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

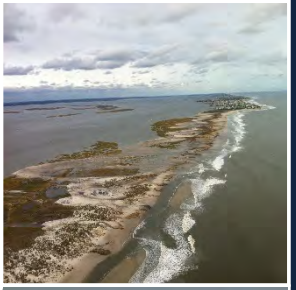
This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: https://www.fws.gov/cbra/Flood-Insurance.html .

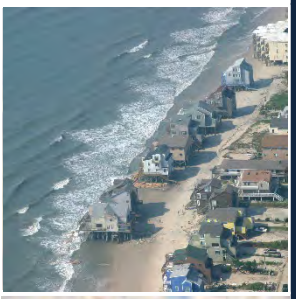
This page was produced by the CBRS Mapper

What happens if you select the wrong pin location and/or insert the wrong address?

The CBRS Validation Tool produces documentation that may be used to determine eligibility for Federal flood insurance and other types of Federal expenditures and financial assistance. Therefore, **it is critical that users accurately select the location of the property in question according to the instructions in the tool and place the pin in accordance with the instructions.** The Service strongly encourages users to confirm the property location prior to using the tool. Local property appraiser databases and mappers can be a helpful resource for confirming addresses and property locations.

Mistaken or falsified documentation could result in an invalid Federal flood insurance policy. Policies written for ineligible properties will be cancelled and claims will not be paid. Please note that false statements or representations used to secure a flood insurance policy for an ineligible property within the CBRS may be subject to the criminal penalties under 18 U.S. Code section 1001.





Questions?

Email cbra@fws.gov