

## Are remodeling and building different on waterfront properties than inland properties?

The answer is yes and no. Yes, as to the regulations, permits and actual construction practices and materials. But not in the way we think and plan design.

With regard to the regulations, permits and construction, there are many restrictions when it comes to waterfront properties, because the design has an affect on our Chesapeake Bay. Items to be aware of are established wetlands, land disturbance, containing soil runoff, first floor elevations due to flooding, and rising sea levels.

When building on the waterfront it's important to select the correct materials that can withstand the harsh weather elements, especially during a major storm like a hurricane or nor'easter. Due to the salt content, stainless steel screws and nails are used. I also suggest insulation higher than regulations require, especially facing the water, as well as higher wind rated roofing shingles. It's subtle, but the weather can be relentless on the waterfront even on beautiful days.

Each county can be different but all have property line setbacks from the water for new structures. Hire a professional that specializes in building on the water who knows all of the regulations before starting to design.

When designing, we use the same process whether on the water or inland. However, instead of focusing on a view of a green valley or a scenic mountain, it's all about the water view.

The important part is to carefully review not only what you want to design, but why. Why do you want the kitchen off of the family room? Why do you want a place for the kids to hang their book bags? Reviewing the "why is something important" will help you prioritize the desired improvement. I suggest a "must have" list and a "nice to have" list. Then as you start the process of designing your new home or renovation, you have a clear direction of what you want, why you want it, and how it will improve your lifestyle and family living.

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