

Subapplicant information

Name of federal agency

FEMA

Type of submission

Application

BOARD OF CNTY COMM WASH COUNTY

100 W WASHINGTON ST

HAGERSTOWN, MD 21740 United States

State	UEI-EFT	DUNS #	EIN #
MD	L5PZDUJ9GEJ3	038931093	

Subapplicant type

Local Government

Is the subapplicant subject to review by Executive Order 12372 Process? **Yes-This Pre-application/application was made available to the Executive Order 12372 Process for review on.**

Enter date

2025-03-07

Is the subapplicant delinquent on any federal debt?

No

Contact information

Subrecipient Authorized Representative (SAR)

Cody Swope	Primary phone	Mailing address
coswope@washco-md.net		

Point(s) of contact

Cody Swope EM Specialist	Primary phone 3015828040 Mobile	Additional phones 2403132923 Work	Mailing address 16232 Elliot Pkwy WILLIAMSPORT MD 21795
coswope@washco-md.net	Fax		

Community

Please provide the following information. If the Congressional district number for your community does not display correctly, please contact your State NFIP coordinator.

Add Communities

Please find the community(ies) that will benefit from this mitigation activity by clicking on the Find communities button. If needed, modify the Congressional District number for each community by entering the updated number under the U.S. Congressional District column for that community. When finished, click the Continue button. NOTE: You should also notify your State NFIP coordinator so that the updated U.S. Congressional District number can be updated in the Community Information System (CIS) database.

Community name	County code	CID number	CRS community	CRS rating	U.S. Congressional District
SMITHSBURG, TOWN OF	043	240124	N		6
WASHINGTON COUNTY *	043	240070	N		2,6

Please provide any additional comments below (optional).

Nestled in the rolling landscape of western Maryland, Washington County is home to a steadily growing community of just under 158,000 residents. Since the 2020 Census counted 154,705 people, the county has experienced modest but consistent growth, reflecting its blend of small-town charm, expanding economic opportunities, and strategic location along major transportation corridors. The population is a mix of generations. Children and teens make up a little over one-fifth of the community, while residents 65 and older account for nearly one in five, giving the county a balanced age profile that supports both young families and retirees. The county's cultural landscape is shaped primarily by its White (about 79%) and Black (about 14%) populations, with growing representation from Hispanic, Asian, and multiracial communities. Life in Washington County is anchored by roughly 60,000 households, most of them owner-occupied, reflecting the county's suburban-rural character. Homes are moderately priced, with a median value around \$296,000, making the area more affordable than many parts of Maryland. Education levels are strong, with nearly 89% of adults holding a high school diploma and about one-quarter earning a bachelor's degree or higher. Economically, the county is driven by a diverse workforce and a median household income of \$78,560. Employment spans healthcare, manufacturing, logistics, retail, and public service, supported by more than 3,400 employer establishments. Most residents have health insurance, though about 6–7% remain uninsured, and roughly 11% of adults under 65 live with a disability.

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
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Mitigation plan

Please provide your plan information below.

Is the Subapplicant entity that will benefit from the proposed activity covered by the current FEMA approved multi-hazard mitigation plan in compliance with 44 CFR Part 201? **Yes**

Please provide plan detail

Plan name	Plan type	Plan approval date
Washington County Hazard Mitigation plan	Local Multi-Hazard Mitigation Plan	12/05/2023
Proposed activity description		
Installing Emergency Backup generators in four Fire stations throughout Washington County		

Please provide any additional comments below (optional).

Attachments

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Scope of work

The project Scope of Work (SOW) identifies the eligible activity, describes what will be accomplished and explains how the mitigation activity will be implemented. The mitigation activity must be described in sufficient detail to verify the cost estimate. All activities for which funding is requested must be identified in the SOW prior to the close of the application period. FEMA has different requirements for project, planning and management cost SOWs.

Subapplication title (include type of activity and location)

Washington County Emergency Generators,

Do any of the following apply for this project?

None

Activities

Primary activity type

Generator

Primary sub-activity type

Permanent

Secondary activity type (Optional)

Geographic areas description

Potomac Valley Fire Company, Volunteer Fire Company of Halfway, Potomac Valley Fire Co, Smithsburg Volunteer Fire Department, Community Volunteer Fire Company of District. Each of these fire companies provides fire and EMS services to its community and responds to mutual aid requests throughout the county. Potomac Valley Fire Company runs approximately 280 calls a year, and is located in a very remote part of the county, which is prone to severe storms and flooding in the summertime.

In 2018, the community the Potomac Valley Fire Department serves experienced severe flooding, washing out multiple roads and bridges, and causing a major mudslide, closing one of the two ways into that community for a couple of years until the land could be stabilized. Halfway Fire Company runs 3500 calls a year and will be receiving a generator replacement for an older generator that is no longer functional. Smithsburg Fire Company runs 500 calls a year, and this station serves as the only warming and cooling center for this community, as there are no areas of the town that can hold a large number of people. Fairplay Fire Company runs 626 calls a year. This fire station serves as our main shelter location for the southern part of Washington County as this building has a large industrial kitchen and fellowship hall

Community lifelines

Primary community lifeline

Primary sub-community lifeline

Secondary community lifeline (optional)

Secondary sub-community lifeline

Tertiary community lifeline (optional)

Tertiary sub-community lifeline

Hazard sources

Primary hazard source

Energy

Power grid

Food, water, shelter

Shelter

Not applicable

Severe storm

Secondary hazard source (optional)

Winter storm

Tertiary hazard source (optional)

Infrastructure failure

Is this a phased project?

No

Are you doing construction in this project?

Yes

Percentage of population impacted

100

Provide detailed description of population impacted

The proposed project will positively impact a broad and diverse population across Washington County, Maryland, by ensuring that critical fire and EMS facilities remain fully operational during power outages. The four involved stations—Halfway, Smithsburg, Fairplay, and Potomac Valley—collectively serve a population that includes suburban residential communities, rural households, agricultural operations, and residents living in geographically isolated areas along the Potomac River corridor. The impacted population includes:

- Tens of thousands of residents who rely on these stations for fire suppression, emergency medical response, rescue services, and life-safety operations. These communities experience recurring hazards such as severe storms, winter events, high winds, and flooding that often disrupt electrical service.**
- Vulnerable populations, including seniors, individuals with disabilities, medically dependent residents requiring prompt EMS access, and low-income households with limited ability to self-sustain during extended outages. Continuous operation of these fire stations ensures rapid emergency response for populations least able to withstand disruptions.**
- Students and staff at multiple public schools located within the service areas, as well as children in local childcare facilities. The ability of these stations to remain operational directly contributes to safer school operations and reduces response times during school-related emergencies.**
- Residents of long-term care facilities, retirement communities, and assisted-living centers, who rely on uninterrupted emergency response capabilities. These**

populations face heightened risk during power outages, particularly during extreme heat or cold events. • Business owners and employees in commercial corridors, small business districts, industrial zones, and tourism-related areas who depend on reliable emergency services for fire protection, hazardous materials response, and worker safety. Installing permanent standby generators at the fire station will ensure that the facility can operate as a reliable warming and cooling center during power outages, severe weather events, and extreme temperature emergencies. Fire stations are already designed as resilient, community-accessible structures; however, without backup power, the building cannot maintain safe indoor temperatures, operate HVAC systems, or provide essential life-safety support when the electrical grid fails. The addition of a generator guarantees continuous heating, cooling, lighting, and ventilation, enabling the station to serve as a safe refuge for residents during critical incidents. A generator allows the HVAC system to remain fully operational, which is essential for protecting vulnerable populations—including older adults, individuals with medical conditions, young children, and residents who lack adequate home heating or air conditioning. During extreme heat events, uninterrupted cooling reduces the risk of heat exhaustion and heat stroke. During winter storms or prolonged freezing temperatures, reliable heating prevents hypothermia and frostbite. By maintaining a climate-controlled, accessible environment, the fire station can support residents who are displaced, medically dependent on temperature-controlled environments, or unable to remain safely in their homes. Beyond temperature control, standby power ensures the facility can support emergency services while functioning as a community shelter. Lighting, communications, water systems, refrigeration for medications, and device-charging capabilities remain fully operational. This aligns directly with FEMA's Community Lifelines concept by strengthening the Food, Water, Shelter, Safety & Security, and Health & Medical lifelines. The station's ability to maintain operations during outages also supports community

Provide a clear and detailed description of your proposed activity

continuity by providing a trusted, centralized location where residents can access emergency information and assistance.

Each fire station will receive a concrete pad with new conduit and wiring from the existing panels to new transfer switches, and a 120-volt block heater and battery tender for the new generator will be installed. Two fire stations will receive a 300kW natural gas or liquid propane generator. One fire station will receive a 150kW natural gas generator and the last fire station will receive 80 W natural gas generator. The proposed activity involves the procurement and installation of permanent, code-compliant standby emergency generators at four critical fire and emergency medical service (EMS) facilities in Washington County, Maryland: the Halfway Volunteer Fire Company, Smithsburg Volunteer Fire Company, Fairplay Volunteer Fire Company, and Potomac Valley Fire Company. This project will ensure uninterrupted power to maintain essential emergency operations during utility outages caused by natural hazards. The activity includes a full assessment of each station's electrical load requirements, followed by the purchase and installation of appropriately sized generators capable of supporting all mission-critical systems. These systems include bay doors, lighting, radios and communication equipment, IT servers, life-safety systems, heating/cooling, EMS refrigeration, and apparatus fueling and deployment functions. Installation will also include automatic transfer switches, necessary electrical upgrades, site preparation, concrete pads, and protective housing consistent with local building codes and NFPA standards. The project will be completed by licensed electrical contractors, in coordination with Washington County's Division of Emergency Services and local fire companies. Activities also include permitting, grounding and bonding work, utility coordination, and final testing to ensure each generator is fully functional and integrated with the station's electrical infrastructure. Once installed, each fire station will have the capacity to sustain full operational continuity during both short-term and extended power outages. This project directly addresses vulnerabilities identified in the Washington County

Hazard Mitigation Plan, which highlights frequent outages from severe storms, high winds, winter weather events, and flooding. These outages disrupt emergency response capability and delay life-safety operations. By installing permanent generators, the activity strengthens the resilience of four essential emergency facilities, ensuring they can maintain rapid response, communications, and community support functions during all-hazard events. In summary, the proposed activity equips four critical fire and EMS stations with reliable, permanent backup power systems, ensuring continuous public safety operations, safeguarding emergency personnel readiness, and supporting Washington County's overall disaster resilience.

How will the mitigation activity be implemented?

The mitigation activity will be implemented through a structured, phased approach managed by Washington County in coordination with the four participating fire stations (Halfway, Smithsburg, Fairplay, and Potomac Valley). The project will be executed using licensed, qualified contractors and will comply with all applicable state and local building codes, NFPA standards, and FEMA hazard mitigation requirements.

Describe how the project is technically feasible and will be effective in reducing the risk by reducing or eliminating damage to property and/or loss of life in the project area. Please include engineering design parameters and references to the following: preliminary schematic or engineering drawings/design; applicable building codes; engineering practices and/or best practices; level of protection (e.g., life safety, 100-yr flood protection with freeboard, 100-yr wind design, etc.):

The proposed installation of permanent standby generators at the Halfway, Smithsburg, Fairplay, and Potomac Valley Fire Stations is technically feasible and based on well-established engineering practices, standard building codes, and proven emergency power design methods. The project uses conventional, widely available technologies that are routinely installed at critical facilities across the United States. No experimental or complex construction methods are required, making the project low-risk and highly implementable. Engineering Feasibility and Design Parameters
The project will utilize the following engineering design parameters:
• Load Capacity Analysis: Each station will undergo an electrical engineering assessment to determine peak and continuous load requirements for mission-critical systems, including lighting, HVAC, radio equipment, dispatch/IT systems, apparatus bay doors, ventilation, and EMS refrigeration.
Generator size will be matched to the calculated critical load plus

a 15–25 percent safety margin, consistent with NFPA 110 standards. • **Generator Type and Rating:** Each station will receive a permanently installed diesel or natural gas generator rated for Level 1 emergency power under NFPA 110, ensuring immediate and reliable power transfer during outages. Level 1 systems are required where failure of the equipment could result in loss of life, aligning directly with fire and EMS mission requirements. • **Automatic Transfer Switch (ATS):** The ATS will meet UL 1008 listing standards and will be sized for full building service or designated emergency subpanels. Transfer switches will be three-pole or four-pole depending on system grounding needs and will ensure instantaneous, safe transition from utility to generator power. • **Site and Structural Requirements:** Generators will be installed on reinforced concrete pads designed according to ACI 318 structural requirements and local frost-depth standards. Placement will follow manufacturer ventilation distances and fire code clearance guidelines. Washington County enforces the 2021 IBC, as part of the Maryland Building Performance Standards (MBPS), including local amendments adopted statewide in May 2023 12. This covers structural design, load calculations, anchorage, seismic, and foundation requirements for the generator pad. Washington County also follows 2020 NEC electrical code and will also follow 2024 NFPA 1 Fire Code

Who will manage and complete the mitigation activity?

Washington County Government and the fire companies where the project will take place

Will the project address the hazards identified and what risks will remain from all hazards after project implementation (residual risk)?

The proposed installation of permanent standby generators directly addresses multiple hazards identified in the Washington County Hazard Mitigation Plan, particularly: • Severe thunderstorms • High-wind events • Ice and winter storms • Flash flooding • Regional power grid failures • Extreme heat and cold events These hazards frequently result in localized or widespread electrical outages that disrupt the operations of critical emergency response facilities. Without backup power, fire and EMS stations face delayed response times, disabled

communications, inoperable bay doors, compromised medical storage, and reduced ability to support community lifelines. By installing permanent, code-compliant emergency generators, the project ensures that all four participating stations—Halfway, Smithsburg, Fairplay, and Potomac Valley—maintain full operational capacity during power outages caused by these hazards. The project strengthens life-safety functions by ensuring:

- Reliable apparatus deployment, even during extended outages
- Stable communication and radio operations
- Preservation of temperature-sensitive medications
- Continuous HVAC, lighting, and security systems
- Ability to serve as warming/cooling centers for the public if needed

This directly reduces loss of life and prevents significant property damage by ensuring emergency services remain uninterrupted regardless of electrical grid conditions. These hazards are some of the most frequently-occurring threats facing the county. The NOAA National Centers for Environmental Information (NCEI) Storm Events Database (2023c) lists 584 severe summer weather events since 1956. Hail: 98 Heavy Rain: 87 High and Strong Winds: 44 Lightning: 6 Thunderstorms: 349 Many of the events overlap because, for example, lightning and hail may occur during a thunderstorm. There are 302 unique dates associated with these events, which likely yields a more accurate estimate of the number of events to have happened since 1956. From 1997 to 2022 has had \$4,775,820 worth of damage done withing Washington County caused by thunderstorms winds and high wind events. Information Found in Washington County Hazard Mitigation Plan 291-298 Future Occurrences Severe summer weather may impact infrastructure systems like the power grid and stormwater management features. High winds can affect electricity distribution systems, and as those systems age, they may be more prone to the effects of said weather. Thus, future summer storms may be accompanied by more frequent (and longer-duration) power outages. These changes may disproportionately impact residents relying on durable medical equipment (and, thus, electricity). Per the mapping in Section 1.2 above, many of the older population in the county (i.e., those

When will the mitigation activity take place?

Explain why this project is the best alternative. What alternatives were considered to address the risk and why was the proposed activity considered the best alternative?

who, on average, are more likely to rely on such medical equipment) live in rural areas outside of municipalities where restoration times may be longer. Interestingly, the National Institutes of Health suggests that the number and percent of the population aged 65 and older is occurring more rapidly in rural areas than in urban areas (Cohen & Greaney, 2023). Whether this trend holds over time is not yet known, as an anecdotal contributing variable is the tendency for younger populations

Once the grant is approved

As part of the alternatives analysis, the subapplicant evaluated whether any other emergency backup power options could provide reliable standby power to the fire station. The only potential non-generator alternative is onsite solar photovoltaic (PV) power, with or without battery storage. However, solar power is not a feasible or sufficient alternative for providing dependable emergency power to a critical facility of this nature. Solar PV systems alone cannot provide power during grid outages without substantial battery storage and a specially designed microgrid configuration. To achieve the required emergency load capacity for a fire station—including apparatus bay doors, HVAC, communications systems, server/IT equipment, alerting systems, and lighting—battery storage would need to support high-demand, long-duration power. Current battery technologies capable of meeting these requirements would require a large footprint, have high capital cost, and would still be vulnerable to extended periods of cloud cover, severe weather, or winter conditions that limit PV production. Additionally, during regional disaster events such as severe storms, ice events, or prolonged outages, solar production is often insufficient to maintain essential operations. Given these limitations, a solar-plus-storage system cannot provide the continuous, mission-critical, NFPA 110 Level 1 power reliability required for life-safety facilities. Therefore, solar energy is not a viable alternative for emergency backup power, and installation of a stationary generator remains

Please identify the entity that will perform any long-term maintenance and provide a maintenance, schedule and cost information. The subapplicant or owner of the area to be mitigated is responsible for maintenance (including costs of long-term care) after the project is completed?

the only technically feasible and reliable option for ensuring uninterrupted fire station operations during emergencies.

the Volunteer Fire Company owning the building—will perform and fund all long-term maintenance activities. Maintenance Schedule A structured, NFPA-compliant maintenance schedule will be implemented. This schedule aligns with NFPA 110: Standard for Emergency and Standby Power Systems (Level 1, Type 10 systems) and the manufacturer’s recommended service intervals.

- 1. Weekly Maintenance Automatic generator self-test (exercise cycle) Remote monitoring verification Logbook entry of operational status**
- 2. Monthly Maintenance Visual inspection of generator enclosure Fluid level checks (oil, coolant, fuel) Battery and charger inspection Testing block heater and crankcase heater Run test under light load (if not automatic)**
- 3. Quarterly Maintenance Air filter inspection and cleaning Fuel system inspection for leaks or degradation Automatic Transfer Switch (ATS) functional test**
- 4. Semiannual Maintenance Oil and filter change (if required by operating hours) Coolant chemical concentration check Belt and hose inspection**
- 5. Annual Maintenance Full-load bank test (per NFPA 110 recommendations) Replacement of fuel filters, air filters, and spark plugs (if applicable) ATS internal inspection and lubrication Exhaust system inspection Verification that the generator meets emissions and performance standards**
- 6. Long-Term Component Replacement (5–12 years) Battery replacement (every 3–5 years) Coolant replacement (every 5 years) Major service overhaul (approx. 10–12 years depending on usage) Estimated Annual Maintenance Costs Annual maintenance costs depend on generator size and fuel type but typically fall within: \$1,500–\$3,000 per year for routine inspections, fluid changes, ATS testing, and minor parts \$2,500–\$5,000 for periodic load bank testing (annually or biannually) \$300–\$600 for battery replacement (every 3–5 years) \$5,000–\$10,000 for major component overhaul on a 10–12-year cycle The Volunteer fire company has committed to incorporating these costs into its annual operating budget to ensure the generator remains**

functional throughout its expected 20–30 year service life. Typical usage for a 100–250 kW natural-gas generator is approximately 100–300 cubic feet (cf) per hour, resulting in an estimated annual natural gas cost of \$500–\$1,800 per year, depending on market rates and actual runtime. In addition, generators require continuous utility power to operate block heaters, battery chargers, and control systems. These supporting electrical loads result in an estimated \$150–\$350 per year in electricity costs. These fuel and utility expenses are incorporated into the owner’s annual operating budget and will remain fully funded for the life of the project to ensure uninterrupted emergency operations capability.

Additional comments (optional)

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
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Schedule

Specify the work schedule for the mitigation activities.

Add tasks to the schedule

Please include all tasks necessary to implement this mitigation activity; include descriptions and estimated time frames.

Task Name	Start Month 08	Task Duration (in Months)
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Installation	12 months	
Task Description installation of generators		

Task Name permit processing	Start Month 02	Task Duration (in Months) 2 months
Task Description file and secure permits for each of the project locations		

Task Name project kick off	Start Month 01	Task Duration (in Months) 3 months
Task Description • Execute grant agreement and establish project management team. • Hold kickoff meeting with Washington County, station leadership, procurement, and engineering staff. • Develop detailed project management plan and communication protocols. • Initiate environmental and historic preservation (EHP) review documentation.		

Task Name project closeout	Start Month 25	Task Duration (in Months) 3 months
Task Description • Compile as-built documentation, permits, manuals, and inspection reports. • Submit required BRIC reporting, including photos, invoices, and testing results. • Conduct final project review with Washington County and FEMA. • Close out project in accordance with FEMA grant requirements.		

Task Name Site Assessments and Engineering Analysis	Start Month 4	Task Duration (in Months) 2 months
Task Description • Conduct on-site electrical load assessments at all four fire stations. • Identify generator sizing, fuel type, placement location, ventilation, and electrical system upgrades needed. • Prepare preliminary design documents and schematic layouts. • Review findings with fire station personnel and county leadership.		
Task Name Electrical Installation	Start Month 6	Task Duration (in Months) 3 months
Task Description Supply and install Conduit and wire from the existing pad-mounted transformer to new transfer switch 1200-AMP Supply and install Conduit and wire from the existing pad-mounted transformer to the new transfer switch 1200-AMP Supply and install conduit and wire from new transfer switch to the existing 1600 amp panel install conduit and wire to the new 150KW generator install wire and conduit to a block heater and battery tender for the new generator crane to lift the generator onto the new concrete pad Supply and install Conduit and wire necessary to new annunciation panel		
Task Name Concrete	Start Month 6	Task Duration (in Months) 1 months
Task Description install concrete pad		

Task Name Crane Work	Start Month 7	Task Duration (in Months) 1 months
Task Description Lift new generator onto the new concrete pad for installation		

Task Name Excavation	Start Month 5	Task Duration (in Months) 1 months
Task Description Sight clear and level the area to prepare for concrete		

Task Name Go/No-GO	Start Month 3	Task Duration (in Months) 2 months
Task Description IF permits are not received, this will result in a No-Go milestone		

Estimate the total duration of your proposed activities (in months). **24**

Proposed project start and end dates

Start Date **2026-06-01**

End Date **2028-06-01**

Location

Introduction

Project location

Provide a detailed description of the proposed project's location.

**Smithsburg Fire Company 22 N Main St, Smithsburg, MD 21783
Community Volunteer Fire Company of District 12 18002
Tilghmanton Rd, Fairplay, MD 21733 Volunteer Fire Company of
Halfway 11114 Lincoln Ave, Hagerstown, MD 21740 Potomac Valley
Fire Co 2202 Dargan School Rd, Sharpsburg, MD 21782**

Latitude

39.621160

Longitude

-077.804130

Attachments

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Project benefiting area

Provide a detailed description of the proposed project's benefiting area.

The proposed project provides significant and measurable resilience benefits to the communities served by the Halfway, Smithsburg, Fairplay, and Potomac Valley fire stations in Washington County, Maryland. These four fire and EMS facilities operate within hazard-exposed first-due areas and support populations, infrastructure, and critical facilities that are highly dependent on continuous emergency response capability. Installing permanent emergency generators at these stations directly aligns with FEMA BRIC priorities by enhancing the resilience of

community lifelines, reducing the impacts of natural hazards, and strengthening the continuity of critical emergency operations. The Halfway Volunteer Fire Company serves one of the most densely populated and economically active districts in Washington County. Its first-due area includes major commercial corridors, distribution hubs, residential subdivisions, and segments of critical transportation infrastructure such as I-81, I-70, and US-40. These assets form part of the regional transportation and supply-chain lifelines. Power outages in this district can create cascading impacts across multiple sectors, including traffic safety, access to emergency medical care, and commercial operations. Ensuring continuous power at the Halfway station supports uninterrupted fire and EMS response during grid failures and bolsters the resilience of a high-risk, high-demand service area. The Smithsburg Volunteer Fire Company covers the northeastern portion of Washington County, including the Town of Smithsburg, surrounding rural communities, agricultural operations, and foothill areas exposed to high winds, winter storms, and prolonged outages. This district includes public schools, community facilities, and older housing stock with limited redundancy for sheltering or heating during extended outages. The Smithsburg station plays a crucial role in stabilizing the local emergency response system during hazard events that limit mobility or delay mutual aid. A permanent generator ensures mission-critical functions—radio operations, dispatch connectivity, apparatus readiness, and life safety responses—remain active during the acute periods when hazard impacts are greatest. The Fairplay Volunteer Fire Company serves a large rural district in southern Washington County, including communities near Antietam Creek and the Potomac River, where recurrent flooding, stormwater impacts, and severe weather create elevated risks. Access roads in this area are vulnerable to washouts, icing, and debris obstruction, leaving residents more dependent on local response capability during disasters. The Fairplay station functions as an essential node for community assistance and emergency services coordination. Installing a permanent generator enhances operational stability, allowing the station to serve as a resilient facility supporting both immediate

response needs and longer-duration community functions during outages and storm events. The Potomac Valley Fire Company serves communities along the western Potomac River corridor, an area characterized by long travel distances, limited utility redundancy, and significant exposure to flooding and wind-driven outages. The station provides vital EMS and fire suppression services, including responses to river-related incidents, medical emergencies, and wildland fire risks. Because outages in this area can isolate neighborhoods and impede communications, guaranteeing power at the station ensures the reliability of response operations and supports regional mutual aid during hazard events that affect multiple stations simultaneously.

Attachments

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Project impact area

Provide a detailed description of the proposed project's impact area.

The proposed project affects four critical fire and rescue stations located throughout Washington County, Maryland: Halfway Fire Station, Smithsburg Fire Station, Fairplay Fire Station, and Potomac Valley Fire Station. These facilities serve as essential components of the county's emergency response network and are strategically distributed across rural, suburban, and semi-urban communities. The impact area spans a broad geographic region, covering densely populated residential zones, key transportation corridors, agricultural areas, and several isolated communities that rely heavily on volunteer fire and EMS services. Each of the four stations functions as a primary responder for fire suppression, emergency medical services, hazardous materials response, and

life-safety operations. They serve as critical lifeline facilities that must remain operational during severe weather, widespread utility outages, and other hazard events. Power outages—caused by winter storms, high winds, flooding, and increasingly frequent extreme weather events—pose a direct threat to the continuity of these essential services. Without reliable backup power, stations may experience disruptions to communications systems, apparatus bay doors, medical equipment, radios, fuel pumps, and HVAC systems needed to maintain readiness. The project’s impact area includes:

- **The Halfway Fire Station, serving high-density population centers, major transportation routes such as I-70 and I-81, commercial districts, and industrial operations. Loss of facility power here can significantly delay response times for a large portion of the county.**
- **The Smithsburg Fire Station, located near the mountaintop communities surrounding the Catocin range, serving residents who often experience prolonged outages during severe storms. This area also has limited alternative emergency coverage due to its geography and distance from other stations.**
- **The Fairplay Fire Station, serving predominantly rural and agricultural areas where roadway access challenges and greater distances between properties increase risk during emergencies. The station is a primary responder to flooding and storm damage incidents impacting farmsteads and low-lying communities.**
- **The Potomac Valley Fire Station, serving remote communities along the Potomac River corridor, where infrastructure vulnerability to flooding and wind events frequently strains response capacity. Backup power is crucial in this station, given limited auxiliary service availability and longer mutual-aid travel times.**

Across all four locations, residents rely on these stations for uninterrupted emergency service delivery, especially during the types of hazard events that most commonly result in prolonged power loss in Washington County. Installing standby generators ensures these critical facilities maintain full operational readiness, allowing rapid response, effective coordination, and life-saving actions even when the broader electrical grid is compromised. By securing reliable backup power for these four strategically located stations, the project strengthens the countywide emergency response system,

protects vulnerable populations, and supports the continuity of multiple community lifelines—including safety/security, health/medical, communications, and transportation. The impact area encompasses thousands of residents and businesses that depend on these stations during emergencies, and the project directly enhances regional resilience against power-disruption-related service failures

Attachments

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Project site inventory

Does this project subapplication propose to mitigate a property/structure(s)? (Examples: residential home, commercial building, bridge, fire station, levee, pumping station, wastewater treatment plant, telephone pole, electric line, etc.)

Yes

Please describe how the propert(ies) will be selected upon subgrant approval. (Example: Saferoom Lottery Project, Fix the Bricks Project)

Please [download the excel template](#), and then fill out the template with building or infrastructure data.

Enter the location of the property/structure.

List of location(s) (4 locations)

Status	Location ID	Address	Inventory type	Structure type	Mitigation action
✓	117926	22 N Main St, Smithsburg, MD 21783 , Smithsburg, MD, Washington, 21783	Infrastructure/Utility/other	Energy	Generator
✓	117927	18002 Tilghmanton Rd, Fairplay, MD 21733 , Fairplay, MD, Washington, 21733	Infrastructure/Utility/other	Energy	Generator
✓	117929	11114 Lexington Ave , HAGERSTOWN, MD, Washington, 21740	Infrastructure/Utility/other	Energy	Generator
✓	117930	2202 Dargan School Rd, Sharpsburg, MD 21782 , Sharpsburg, MD, Washington, 21782	Infrastructure/Utility/other	Energy	Generator

Budget

Budget cost estimate should directly link to your scope of work and work schedule. You must add at least one item(s) greater than 0 for your cost estimate. As necessary, please adjust your federal/non-federal cost shares, and add the non-federal funding source(s) you are planning to use this project. Once you have completed this section, please click the Continue button at the bottom of this page to navigate to the next section.

Add budget cost types and item(s)

First, click the Add cost type button below to add cost type cost estimate and then click the Add item(s) button to add the item(s) for the cost estimate.

Grand total: \$1,183,110.00

Budget type: Construction

► **Cost type: Cost estimate**

\$1,183,110.00

Program income (optional)

Cost share

Cost share or matching means the portion of project costs not paid by federal funds.

Proposed federal vs. non-federal funding shares

Hazard Mitigation Assistance (HMA) funds may be used to pay up to 75% federal share of the eligible activity costs. For Building Resilient Infrastructure and communities (BRIC), small impoverished communities may be eligible for up to 90% federal share. For Flood Mitigation Assistance (FMA), and severe repetitive loss (SRL) properties may be eligible for up to 100% federal share. Repetitive loss (RL) properties may be eligible for up to 90% federal share.

Cost estimate

Is this a small impoverished community? ⓘ This determines your federal/non-federal share ratio. No		% Percentage	\$ Dollar amount
	Proposed federal share	75.00	887332.50
	Proposed non-federal share	25.00	295777.50
			Based on total budget cost: \$1,183,110.00

Non-federal funding sources here

That portion of the total costs of the program provided by the non-federal entity in the form of in-kind donations or cash match received from third parties or contributed by the agency. In-kind contributions must be provided and cash expended during the project period along with federal funds to satisfy the matching requirements.

Funding source	% Non-federal share by source	Funding amount
▶		

Funding source: Cash

100.00%

\$295,777.50

Additional comments.

Attachments

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Cost-effectiveness

How was cost-effectiveness determined for this project?

- ☒ BCA completed in FEMA's BCA toolkit
Subapplicant must attach supporting documentation.
- ☐ Pre-calculated benefits
- ☐ Substantial damage in special flood hazard area
- ☐ Other BCA methodology approved by FEMA in writing
- ☐ Not applicable
- ☐ Not applicable

What are the total project benefits? (\$)

3565570

What are the total project cost? (\$)

3499357

What is the benefit-cost ratio (BCR) for the entire project?

1.01

Please provide any additional comments below (optional).

Attachments

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Environmental/Historic Preservation (EHP) Review Information

Introduction

An environmental/historic preservation review is required for all activities for which FEMA funds are being requested. FEMA will complete this review with the assistance of both the state or tribal government and the local applicant. It is important that you provide accurate information. If you are having problems completing this section, please contact your application point of contact.

A. National Historic Preservation Act - Historic Buildings and Structures

1. Does your project affect or is it in close proximity to any buildings or structures 50 years or more in age? No

B. National Historic Preservation Act - Archeological Resources

Does your project involve disturbance of ground? Yes

Please confirm that you have provided the information listed below by selecting each check box. (If you have not provided these documents in any other section of the application, please attach the required documents below.)

- ☒ A description of the ground disturbance by giving the dimensions (area, volume, depth, etc.) and location.
- ☒ The past use of the area to be disturbed, noting the extent of previously disturbed ground.
- ☒ A USGS 1:24,000 scale or other site map showing the location and extent of ground disturbance.

To help FEMA evaluate the impact of the project, please indicate below any other information you are providing. (optional)

- ☐ Any information about potential historic properties, including archeological sites, in the project area. Sources of this information may include SHPO/THPO, and/or the Tribe's cultural resources contact if no THPO is designated. Include, if possible, a map showing the relation of any identified historic properties to the project area.
- ☒ Attached materials or additional comments.

Please provide an explanation and any information about this project that could assist FEMA in its review. (optional)

This project involves limited ground disturbance associated with installing permanent standby generators and associated electrical and fuel infrastructure at four existing fire station properties. All disturbances will occur within previously developed and previously disturbed areas of each parcel. No new construction areas, building expansions, or off-site work are proposed. Ground disturbance is expected to be minimal and is limited to:

- Excavation for generator concrete pads
- Minor trenching for electrical conduit and fuel line installation
- Site preparation for placement of above-ground fuel tanks (where applicable)

No wetlands, waterways, floodplains, forests, or other natural habitats will be affected. • All proposed generator locations were selected to avoid impacts to stormwater systems, drainage features, or sensitive environmental resources. • Erosion and sediment control measures will be implemented as required by local regulations.

Attachments

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C. Endangered Species Act and Fish and Wildlife Coordination Act

1. Are federally listed threatened or endangered species or their critical habitat present in the area affected by the project? **No**
2. Does your project remove or affect vegetation? **No**
3. Is your project in, near (within 200 feet), or likely to affect any type of waterway or body of water? **No**

D. Clean Water Act, Rivers and Harbors Act, and Executive Order 11990 (Protection of Wetlands)

1. Will the project involve dredging or disposal of dredged material, excavation, adding fill material or result in any modification to water bodies or wetlands designated as 'waters of the U.S' as identified by the US Army Corps of Engineers or on the National Wetland Inventory? **No**

E. Executive Order 11988 (Floodplain Management)

1. Does a Flood Insurance Rate Map (FIRM), Flood Hazard Boundary Map (FHBM), hydrologic study, or some other source indicate that the project is located in or will affect a 1% annual chance floodplain, a 0.2% annual chance floodplain, a regulatory floodway, or an area prone to flooding? **No**
2. Does the project alter a watercourse, water flow patterns, or a drainage way, regardless of its floodplain designation? **No**

F. Coastal Zone Management Act

1. Is the project located in the state's designated coastal zone? **No**

G. Farmland Protection Policy Act

1. Will the project convert more than 5 acres of prime or unique farmland outside city limits to a non-agricultural use? **No**

H. Resource Conservation and Recovery Act (RCRA) and Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (Hazardous and Toxic Materials)

1. Is there a reason to suspect there are contaminants from a current or past use on the property associated with the proposed project? **No**

2. Are there any studies, investigations, or enforcement actions related to the property associated with the proposed project? **No**

3. Does any project construction or operation activities involve the use of hazardous or toxic materials? **No**

4. Do you know if any of the current or past land-uses of the property affected by the proposed project or of the adjacent properties are associated with hazardous or toxic materials? **No**

I. Other Environmental/Historic Preservation Laws or Issues

1. Are there other environmental/historic preservation requirements associated with this project that you are aware of? **No**
2. Are there controversial issues associated with this project? **No**
3. Have you conducted any public meeting or solicited public input or comments on your specific proposed mitigation project? **No**

J. Summary and Cost of Potential Impacts

Having answered the questions in parts A. through I., have you identified any aspects of your proposed project that have the potential to impact environmental resources or historic properties? **No**

Evaluation

- Is the applicant participating in the [Community Rating System \(CRS\)](#)? **No**
- Is the applicant a [Cooperating Technical Partner \(CTP\)](#)? **No**
- Was this application generated from a previous FEMA HMA Advance Assistance or Project Scoping award or any other federal grant award, or **No**

the subapplicant is a past recipient of Building Resilient Infrastructure and Communities (BRIC) non-financial Direct Technical Assistance?

Has the applicant adopted building codes consistent with the [international codes](#)?

Yes

Year of building code

2021

Please provide the building code.

International Building Code

Have the applicant's building codes been assessed on the [Building Code Effectiveness Grading Schedule \(BCEGS\)](#)?

No

Describe involvement of partners to enhance the mitigation activity outcome.

In addition to their role as emergency response facilities, the Halfway, Smithsburg, Fairplay, and Potomac Valley fire stations regularly serve as critical community support centers during extreme temperature events, prolonged power outages, and other hazard-related disruptions. These stations have been used historically as warming centers during winter storms, cooling centers during extreme heat, and public access points for essential services when surrounding neighborhoods lack reliable utilities. Because these functions directly support FEMA community lifelines—particularly Safety and Security, Health and Medical, and Food, Water, Shelter—maintaining continuous power at these buildings is essential. During such events, the fire companies coordinate with multiple community partners, including the Washington County Health Department, the American Red Cross, Washington County Emergency Management, and local volunteer organizations. These partners use the stations to provide:

- climate-controlled shelter space for at-risk residents
- distribution of water, blankets, food, and medical supplies
- charging stations for medical devices, communication equipment, and mobility aids
- triage and basic medical monitoring provided by EMS personnel or health department staff
- public information, situational awareness updates, and resource referrals
- support for elderly, medically fragile, or transportation-limited individuals

The stations' strategic locations and existing community trust make them natural hubs for emergency public access. However, these warming and cooling

Additional comments (optional)

center operations depend entirely on the facility's ability to maintain indoor climate control, lighting, communications, refrigeration, and ADA-accessible support systems. Without reliable backup power, the stations cannot safely host residents or support partner operations during outages, forcing closures at times when community needs are highest.

talling permanent emergency generators ensures that each station can sustain: • heat during winter storms and extreme cold • air conditioning and ventilation during heat emergencies • powered medical equipment (oxygen concentrators, CPAPs, refrigeration of medication) • lighting and communications for Red Cross and county staff • ADA-compliant accessibility and life-safety alarms • potable water pressurization (for stations using internal pump systems) Generators also allow partner agencies to deploy mobile equipment, set up temporary shelters, and maintain full operational capacity regardless of grid stability. These capabilities are especially important in rural or low-resource areas served by Fairplay and Potomac Valley, where long travel distances and limited public facilities reduce the availability of alternative warming or cooling locations. In the more populated districts served by Halfway and Smithsburg, these stations provide essential overflow capacity when county-designated public buildings reach maximum occupancy during extreme weather events. By ensuring uninterrupted power for these multi-agency warming and cooling center operations, the proposed project directly supports BRIC's mission to enhance community resilience, protect vulnerable populations, and reduce the human impacts of climate-driven hazard events.

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
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Comments & attachments

▶ Community	1 comment, 1 attachment
▶ Mitigation plan	0 comments, 1 attachment
▶ Scope of work	0 comments, 0 attachments
▶ Budget	0 comments, 6 attachments
▶ Cost-effectiveness	0 comments, 1 attachment
▶ Evaluation	1 comment, 0 attachments
▶ Environmental/Historic Preservation (EHP)	0 comments, 1 attachment
▶ Location	0 comments, 12 attachments

Assurances and certifications



Signed by SAR:

Cody Swope on 06/26/2026

SF-424D: Assurances - Construction Programs

Content:

OMB Number: 4040-0009

Expiration Date: 02/28/2025

Certain of these assurances may not be applicable to your project or program. If you have any questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

10. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a--1 et seq.).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.