

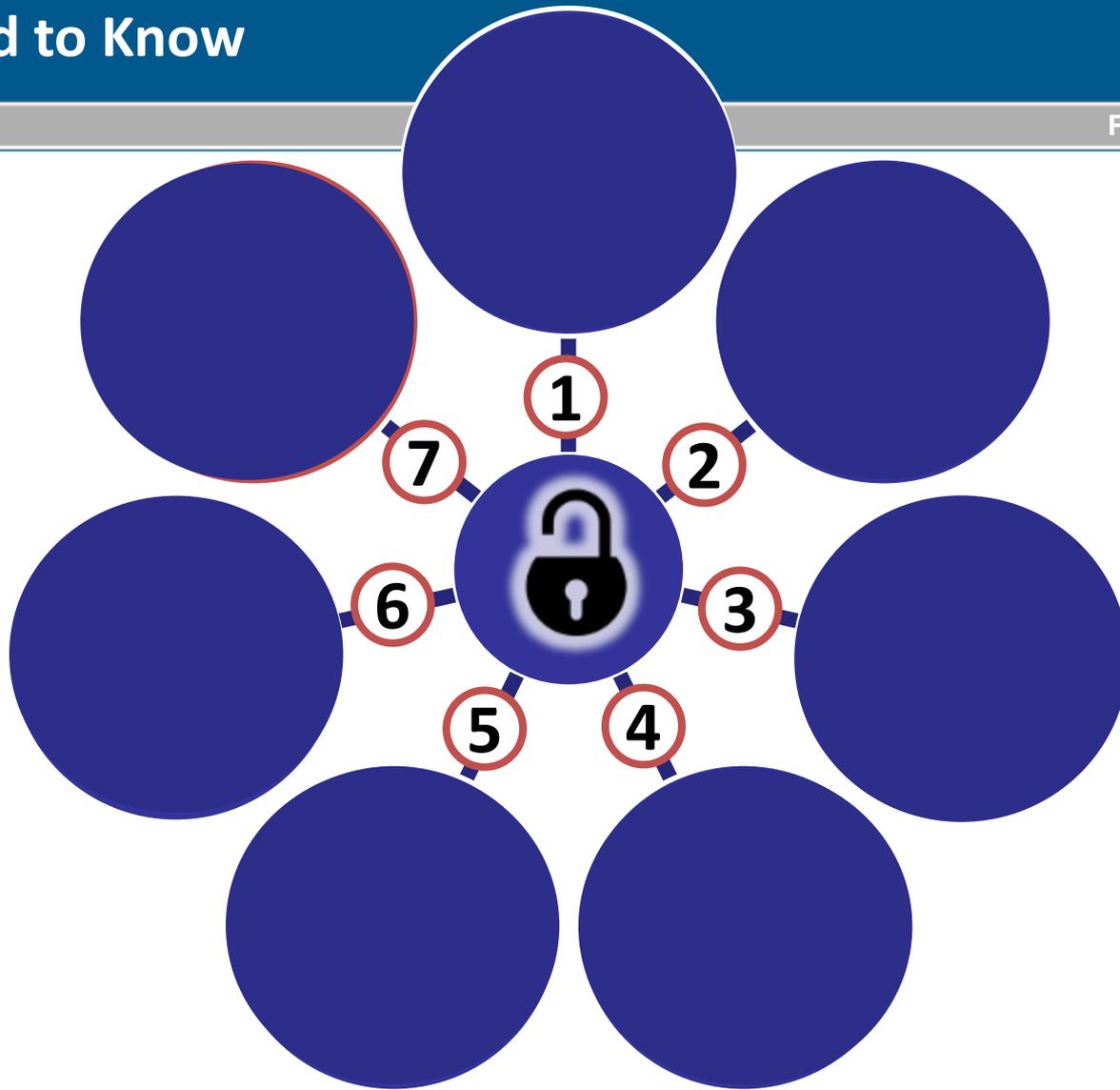
# Flood Insurance 101

## The Basics



Diana B. Herrera, CFM  
Region 8 Sr. Regional Flood Ins. Liaison

# Key F.I. Fundamentals Agents Need to Know



# Insurance Terms and Concepts



- Actual Cash Value (ACV)
- Replacement Cost Value (RCV)
- Market Value
- Risk
- Spreading the Risk
- Peril
- Insurance Agent
- Underwriter
- Actuarial Rating
- Subsidized Rating
- Claims Adjuster



- In the National Flood Insurance Program (NFIP), a flood:
  - Is surface water from any source
  - Occurs in at least 2 acres or two or more properties
  - Can include a mudflow:
    - River of liquid and flowing mud



# Who Writes Flood Insurance?



- State Licensed Insurance Agents, Brokers, Carriers:
  - Can write property and casualty policies
  - Is in good standing with the state licensing department
  - Must meet any mandatory training requirements
- Points of contact are:
  - [www.FloodSmart.gov](http://www.FloodSmart.gov)

# WriteYour Own (WYO) & NFIP Direct



## WYO Program

- Allows participating insurance companies to write and service NFIP policies in their own names
- Operates as part of the NFIP and is subject to its rules and regulations

## NFIP Direct Servicing Agent

- Allows agencies to write flood insurance coverage with the Government
- Provides assistance and advice to Direct program agents and adjusters via the NFIP Direct Servicing Agent
- Allows agencies to create quotes, submit applications, and view policy information



# General Rules of NFIP Flood Insurance



## Topics:

- Community Participation
- Nonparticipating communities
- Lender Requirement

### GENERAL RULES

#### I. COMMUNITY ELIGIBILITY

##### A. Participating (Eligible) Communities

Flood insurance may be written only in those communities that have been designated as participating in the National Flood Insurance Program (NFIP) by the Federal Emergency Management Agency (FEMA).

##### B. Emergency Program

The Emergency Program is the initial phase of a community's participation in the NFIP. Limited amounts of coverage are available.

##### C. Regular Program

The Regular Program is the final phase of a community's participation in the NFIP. In this phase, a Flood Insurance Rate Map is in effect and full limits of coverage are available.

##### D. Maps

Maps of participating communities indicate the degree of flood hazard so that actuarial premium rates can be assigned for insurance coverage on properties at risk.

1. Flood Hazard Boundary Map (FHBM) - Usually the initial map of a community. Some communities entering the Regular Program will continue to use FHBM's renamed a Flood Insurance Rate Map (FIRM), if there is a minimum flood hazard.

2. Flood Insurance Rate Map (FIRM) - The official map of the community containing detailed actuarial risk premium zones.

3. Rescission - Participating communities in the Emergency Program remain in the Emergency Program if an FHBM is rescinded.

##### E. Probation

Probation, imposed by the FEMA Regional Director, occurs as a result of noncompliance with NFIP floodplain management criteria. A community is placed on probation for 1 year (may be extended), during which time a \$50 surcharge is applied to all NFIP policies, including the Preferred Risk Policy, issued on or after the Probation Surcharge effective date. Probation is

terminated if deficiencies are corrected. However, if a community does not take remedial or corrective measures while on probation, it can be suspended.

##### F. Suspension

Flood insurance may not be sold or renewed in communities that are suspended from the NFIP. When a community is suspended, coverage remains in effect until expiration. These policies cannot be renewed.

##### G. Non-Participating (Ineligible) Communities

When FEMA provides a non-participating community with a Flood Hazard Boundary Map (FHBM) or Flood Insurance Rate Map (FIRM) delineating its flood-prone areas, the community is allowed 1 year in which to join the NFIP. If the community chooses not to participate in the NFIP, flood insurance is not available.

##### H. Coastal Barrier Resources Act

Flood insurance may not be available for buildings and/or contents located in coastal barriers or otherwise protected areas. See the Coastal Barrier Resources System section for additional information.

##### I. Federal Land

Buildings and/or contents located on land owned by the federal government are eligible for flood insurance if the federal agency having control of the land has met floodplain management requirements. All federal land is recorded under the local community number even if that local community does not have jurisdiction.

#### II. POLICIES AND PRODUCTS AVAILABLE

##### A. Standard Flood Insurance Policy

The Standard Flood Insurance Policy (SFIP) consists of the Dwelling Form, the General Property Form, and the Residential Condominium Building Association Policy (RCBAP) Form. The three SFIP forms are reproduced in the Policy section of this manual.

The table on the next page shows how agents can use the three SFIP forms to insure a variety of residential and non-residential building and contents risks.



## Emergency Program

- FEMA authorizes the sale of flood insurance up to the Emergency Program limits.
- No Flood Mapping to identify risk

## Regular Program

- FEMA authorizes the sale of additional flood insurance in the community up to the Regular Program limits.
- Flood Insurance Rate Map issued.
- The community s and implements floodplain management measures.

# Coverage Limits



Emergency Program Flood Insurance Coverages	
Building Coverage	Limit of Coverage
Single Family	\$ 35,000
2-4 Family	\$ 35,000
Other Residential	\$100,000
Non-Residential/Small Business	\$100,000
Contents	
Residential	\$10,000
Non-Residential/Small Business	\$100,000

Regular Program Flood Insurance Coverages	
Building Coverage	Limit of Coverage
Single Family	\$ 250,000
2-4 Family	\$ 250,000
Other Residential	\$500,000
Non-Residential/Small Business	\$500,000
Contents	
Residential	\$10,000
Non-Residential/Small Business	\$100,000



## Community Status List



Navigation

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Local Official Survey Findings on Flood Risk

▼ Floodplain Management

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Flood Map Definition

Floodplain Management Definition

Information for Communities

Information for State

Information for Property Owners

Community Assistance Program - State Support Services Element

Executive Order 11988

Executive Order 11990, Protection of Wetlands, 1977

Fact Sheet

Federal Flood Risk Management Standard

Federal Interagency Floodplain Management Task Force

Floodplain Management Publications

### The National Flood Insurance Program Community Status Book

This page lists National Flood Insurance Program (NFIP) community status reports by state, territory, or nation.

Please select the state, territory or nation to see the report. These documents are now provided in Adobe PDF, comma separated values (CSV) text file, and HTML formats.

Nation	PDF	CSV	NATION	PDF	CSV
<a href="#">Alabama</a>	<a href="#">PDF</a> 36KB	<a href="#">CSV</a> 45KB	<a href="#">Nebraska</a>	<a href="#">PDF</a> 35KB	<a href="#">CSV</a> 44KB
<a href="#">Alaska</a>	<a href="#">PDF</a> 7KB	<a href="#">CSV</a> 5KB	<a href="#">Nevada</a>	<a href="#">PDF</a> 5KB	<a href="#">CSV</a> 3KB
<a href="#">American Samoa</a>	<a href="#">PDF</a> 2KB	<a href="#">CSV</a> 2KB	<a href="#">New Hampshire</a>	<a href="#">PDF</a> 18KB	<a href="#">CSV</a> 23KB
<a href="#">Arizona</a>	<a href="#">PDF</a> 11KB	<a href="#">CSV</a> 10KB	<a href="#">New Jersey</a>	<a href="#">PDF</a> 45KB	<a href="#">CSV</a> 59KB
<a href="#">Arkansas</a>	<a href="#">PDF</a> 38KB	<a href="#">CSV</a> 47KB	<a href="#">New Mexico</a>	<a href="#">PDF</a> 11KB	<a href="#">CSV</a> 11KB
<a href="#">California</a>	<a href="#">PDF</a> 43KB	<a href="#">CSV</a> 55KB	<a href="#">New York</a>	<a href="#">PDF</a> 110KB	<a href="#">CSV</a> 153KB
<a href="#">Colorado</a>	<a href="#">PDF</a> 22KB	<a href="#">CSV</a> 26KB	<a href="#">North Carolina</a>	<a href="#">PDF</a> 52KB	<a href="#">CSV</a> 62KB
<a href="#">Connecticut</a>	<a href="#">PDF</a> 15KB	<a href="#">CSV</a> 18KB	<a href="#">North Dakota</a>	<a href="#">PDF</a> 27KB	<a href="#">CSV</a> 31KB
<a href="#">Delaware</a>	<a href="#">PDF</a> 7KB	<a href="#">CSV</a> 5KB	<a href="#">Northern Mariana Islands</a>	<a href="#">PDF</a> 2KB	<a href="#">CSV</a> 3KB
<a href="#">District of Columbia</a>	<a href="#">PDF</a> 2KB	<a href="#">CSV</a> 2KB	<a href="#">Ohio</a>	<a href="#">PDF</a> 65KB	<a href="#">CSV</a> 84KB
<a href="#">Florida</a>	<a href="#">PDF</a> 40KB	<a href="#">CSV</a> 48KB	<a href="#">Oklahoma</a>	<a href="#">PDF</a> 37KB	<a href="#">CSV</a> 46KB
<a href="#">Georgia</a>	<a href="#">PDF</a> 43KB	<a href="#">CSV</a> 52KB	<a href="#">Oregon</a>	<a href="#">PDF</a> 21KB	<a href="#">CSV</a> 26KB
<a href="#">Guam</a>	<a href="#">PDF</a> 2KB	<a href="#">CSV</a> 2KB	<a href="#">Pennsylvania</a>	<a href="#">PDF</a> 178KB	<a href="#">CSV</a> 258KB
<a href="#">Hawaii</a>	<a href="#">PDF</a> 3KB	<a href="#">CSV</a> 6KB	<a href="#">Puerto Rico</a>	<a href="#">PDF</a> 3KB	<a href="#">CSV</a> 5KB
<a href="#">Idaho</a>	<a href="#">PDF</a> 15KB	<a href="#">CSV</a> 17KB	<a href="#">Palau</a>	<a href="#">PDF</a> 2KB	<a href="#">CSV</a> 0KB



# Community Participation



## Federal Emergency Management Agency Community Status Book Report NORTH DAKOTA

### Communities Participating in the National Flood Program

CID	Community Name	County	Init FHBM Identified	Init FIRM Identified	Curr Eff Map Date	Reg-Emer Date	Tribal
380662#	BELFORD, TOWNSHIP OF	RICHLAND COUNTY	02/03/81	08/19/86	12/18/09(M)	08/19/86	No
380653B	BELMONT, TOWNSHIP OF	TRAILL COUNTY	12/16/80	08/05/86	10/16/15	08/05/86	No
380682#	BENSON COUNTY*	BENSON COUNTY		05/02/95	04/16/09	05/02/95	No
380620C	BERLIN, TOWNSHIP OF	CASS COUNTY	12/15/81	04/01/86	01/16/15	04/01/86	No
380157#	BERTHOLD, CITY OF	WARD COUNTY	07/11/75	01/19/00	(NSFHA)	11/14/19	No
380086A	BEULAH, CITY OF	MERCER COUNTY	11/23/73	01/05/78	10/16/15	01/05/78	No
380005	BILLINGS COUNTY *	BILLINGS COUNTY			(NSFHA)	03/25/86	No
380640B	BINGHAM, TOWNSHIP OF	TRAILL COUNTY	12/16/80	08/05/86	10/16/15	08/05/86	No
380149#	BISMARCK, CITY OF	BURLEIGH COUNTY	11/08/74	09/18/85	08/04/14	09/18/85	No
380674#	BLAINE, TOWNSHIP OF	BOTTINEAU COUNTY		02/04/87	(All Zone D)	02/04/87	No
380007#	BOTTINEAU, CITY OF	BOTTINEAU COUNTY	12/28/73	09/28/79	09/02/09	09/28/79	No
380355A	BOWMAN COUNTY*	BOWMAN COUNTY	04/19/83	09/30/87	04/05/16	09/30/87	No
	INCLUDES ALL UNORGANIZED TOWNSHIPS AND ONLY THE ORGANIZED TOWNSHIPS OF ADELAIDE, AMOR, BOYESEN, FISHCHBEIN, GASCOYNE, GEM, GOLDFIELD, GRAINBELT, GRAND RIVER, HALEY, HART, LADD, LANGBERG, MARION, NEBO, RHAME, SCRANTON, STAR, STILLWATER, SUNNY SLOPE, AND WH						
380012A	BOWMAN, CITY OF	BOWMAN COUNTY	03/29/74	07/04/88	04/05/16	07/04/88	No
380260	BRADDOCK, CITY OF	EMMONS COUNTY				03/29/99(E)	No
380622#	BRANDENBURG, TOWNSHIP OF	RICHLAND COUNTY	01/03/83	04/01/86	12/18/09(M)	04/01/86	No
380651A	BRIARWOOD, CITY OF	CASS COUNTY		09/27/85	01/16/15	09/27/85	No



Communities receiving flood maps for the first time have 1 year to join the NFIP or face sanctions:

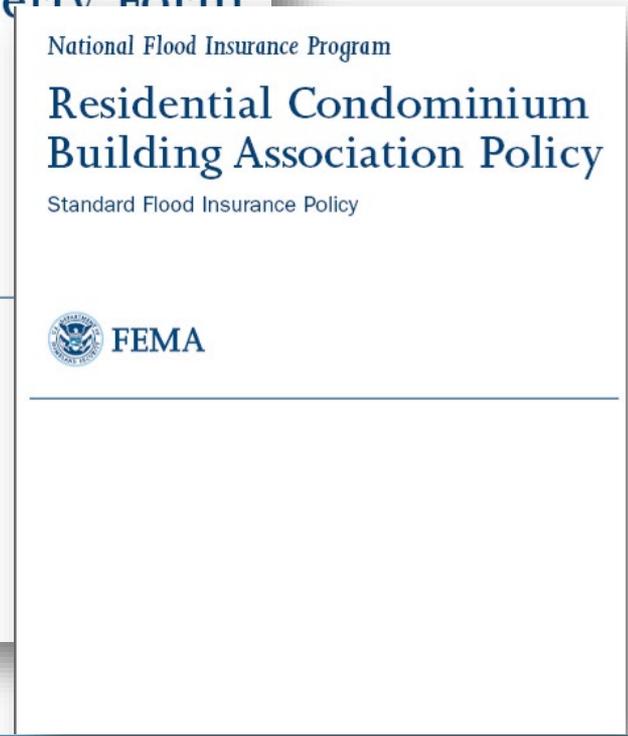
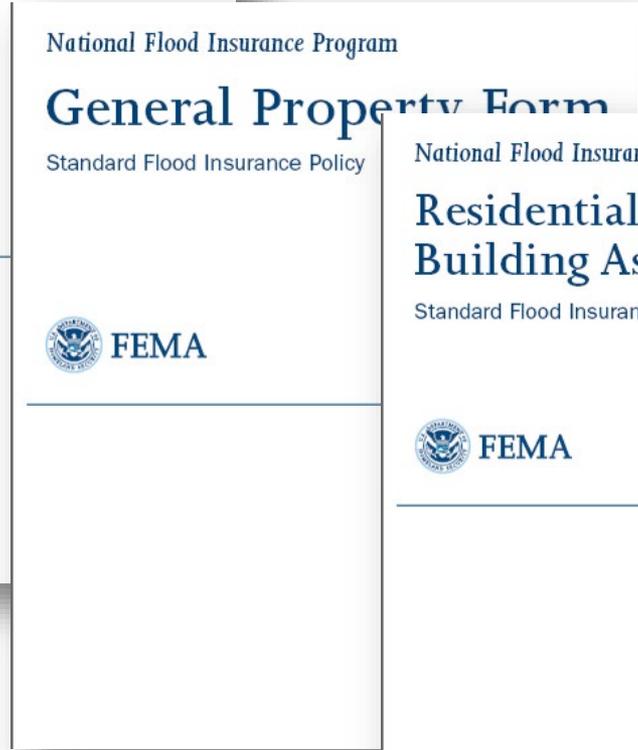
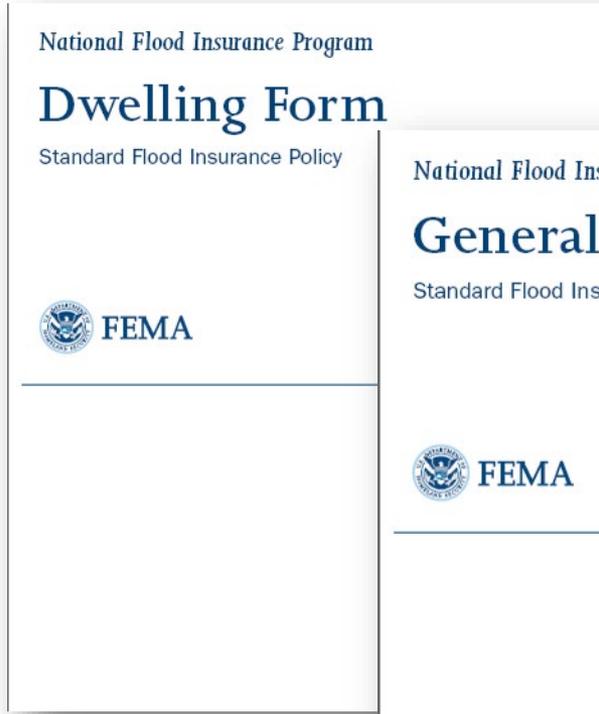
- No NFIP flood insurance
- Limited Federal disaster assistance
- An inability to meet mortgage/loan requirements for flood insurance
- No Federal loans and grants

## The lender requirement applies to properties in SFHAs.

- Insurance is a prerequisite to receive a loan from Federally regulated and insured lenders
- The requirement is triggered when a loan is:
  - Made
  - Increased
  - Renewed
  - Extended
- The insurance must be in effect for the life of the loan
- Lenders may still require flood insurance for Non-SFHA
- \*Refer lenders to their regulators\*

***Flood Fact:*** In SFHA there is a **26% chance of flood loss over a 30-year period.**

# NFIP Policy Forms, Products, and Eligibility Requirements



# Standard Flood Insurance Policy



Flood Insurance 101

- Three policy forms:
  - Dwelling (one- to four-family and single-family condominium units)
  - General Property (other residential and commercial)
  - Residential Condominium Building Association (RCBAP)



FEMA

## Preferred Risk Policy (PRP) & Newly Mapped

- Individual policy
- Residential - dwelling form; nonresidential - general property form
- Lower premium due to minimal loss history, lower risk zone
- Provides building & *contents* coverage together
- PRP - B, C, X zones
- Newly Mapped – B, C, X to SFHA

## Group Flood Insurance Policy

- Provided to Federal disaster assistance recipients
- 3-year certificate of coverage
- Issued by NFIP Direct Servicing Agent
- Letters sent before expiration
- Continued flood coverage required for future disaster assistance eligibility
- At expiration of certificate, recipient must obtain a new policy through insurance agent
- Certificate holder can get own coverage at anytime through insurance agent.

## Building

- Two or more outside rigid walls and roof
- Manufactured (mobile) home or travel trailer, if affixed to a permanent foundation and anchored
- Single-family, two to four-family, other residential, nonresidential (business & other non-residential)
- Includes additions and extensions
- Principally above ground
- Not entirely over water

# Contents Eligibility



## Eligible Contents

- Located inside a fully enclosed building, or secured to prevent flotation out of the building
- Can be in a silo, grain storage building, or cistern

## Eligible Vehicles and Contents

- Located inside the building at the described location
- Used to service the location
- Used to assist the handicapped
- Unlicensed

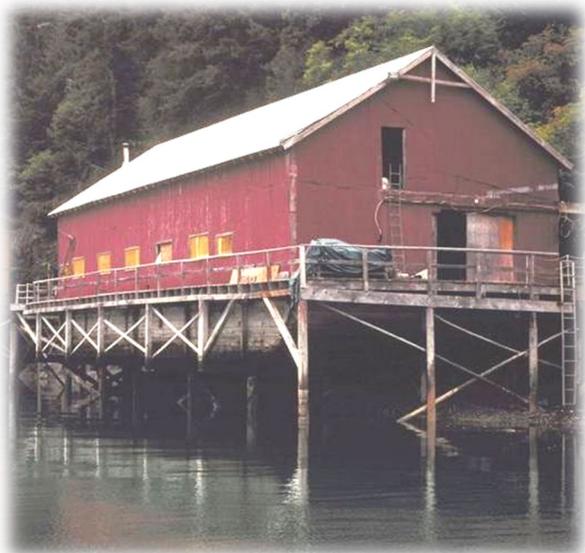


# Examples of Eligible Risks



- Building
- Contents
- Condominiums





## Ineligible property includes:

- Building issued Sec. 1316
- Gas/liquid storage tank
- Building entirely over water
- Building >50% below ground
- Most finishes and contents in basements or enclosures

# Activity: Eligible?



# Activity: Eligible?



# Essential Elements of Rating



Flood Insurance 101

- Community Name CID
- Coverage/Deductible
- Pre-FIRM/Post-Firm
- CRS class
- Flood Zone
- BFE
- LFE
- Building Occupancy
- Foundation Type
- Building Type
- Number of Floors
- Basement/Enclosure
- Emergency vs. Regular Program
- Machinery/equipment location



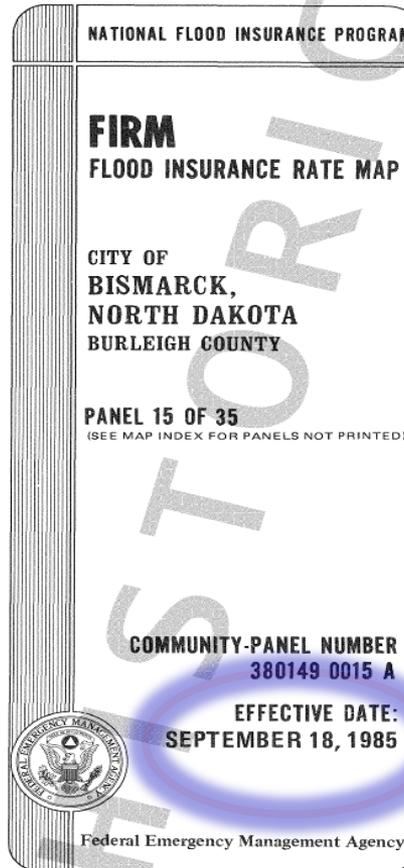
FEMA

# Defining Pre-FIRM and Post-FIRM



## Pre-FIRM

Built before initial FIRM



## Post-FIRM

On or After the initial FIRM

# Full-Risk Rates vs. Subsidized Rates

## Subsidized

Do not represent the building's true flood risk.

Determined with limited underwriting information.

Discounted rates that have traditionally been available for Pre-FIRM buildings in A or V zones.

## Full Risk Rates

Represent the building's true flood risk.

Premium reflects the risk assumed by the program and all administrative expenses.

Takes into account the full range of possible flood losses.



# Community Participation



## Federal Emergency Management Agency Community Status Book Report NORTH DAKOTA

### Communities Participating in the National Flood Program

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380674#	BLAINE, TOWNSHIP OF	BOTTINEAU COUNTY		02/04/87	(All Zone D)	02/04/87	No
380007#	BOTTINEAU, CITY OF	BOTTINEAU COUNTY	12/28/73	09/28/79	09/02/09	09/28/79	No
380355A	BOWMAN COUNTY*	BOWMAN COUNTY	04/19/83	09/30/87	04/05/16	09/30/87	No
	INCLUDES ALL UNORGANIZED TOWNSHIPS AND ONLY THE ORGANIZED TOWNSHIPS OF ADELAIDE, AMOR, BOYESEN, FISHCHBEIN, GASCOYNE, GEM, GOLDFIELD, GRAINBELT, GRAND RIVER, HALEY, HART, LADD, LANGBERG, MARION, NEBO, RHAME, SCRANTON, STAR, STILLWATER, SUNNY SLOPE, AND WH						
380012A	BOWMAN, CITY OF	BOWMAN COUNTY	03/29/74	07/04/88	04/05/16	07/04/88	No
380260	BRADDOCK, CITY OF	EMMONS COUNTY				03/29/99(E)	No
380622#	BRANDENBURG, TOWNSHIP OF	RICHLAND COUNTY	01/03/83	04/01/86	12/18/09(M)	04/01/86	No
380651A	BRIARWOOD, CITY OF	CASS COUNTY		09/27/85	01/16/15	09/27/85	No



- Building types are key to both FPM and flood insurance
- The type of building determines where the LFE is measured, depending upon:
  - Non-elevation design requirements
  - Flood zone
  - Lowest Flood Guide



- Different types of condominium coverage are available. The coverage can be:
  - Through a building association.
  - Obtained by a unit owner.
  - For residential units or buildings.
  - For nonresidential units or buildings.
- Unit owners must provide acceptable proofs of insurance to the condominium building association.
- The total amount of coverage desired on the entire building must not exceed \$250,000 (Regular Program limit) times the total number of units in the building.

## Building Types

- Single family
- 2-4 family
- Other residential
- Non-residential (Business & Other)
- Condominium
- Manufactured Home

# NFIP Limits of Coverage



The Insured	NFIP Coverage Limits	
<u>Buildings</u>	<u>Emergency Program</u>	<u>Regular Program</u>
<ul style="list-style-type: none"> <li>▪ Single Family</li> </ul>	\$35,000	\$250,000
<ul style="list-style-type: none"> <li>▪ Other Residential</li> </ul>	\$100,000	\$500,000
<ul style="list-style-type: none"> <li>▪ Nonresidential</li> </ul>	\$100,000	\$500,000
<u>Contents</u>		
<ul style="list-style-type: none"> <li>▪ Residential</li> </ul>	\$10,000	\$100,000
<ul style="list-style-type: none"> <li>▪ Nonresidential</li> </ul>	\$100,000	\$500,000

- Minimum deductibles on NFIP policies are:

**TABLE 8A. MINIMUM DEDUCTIBLES**

PROGRAM TYPE	RATING	MINIMUM DEDUCTIBLE FOR COVERAGE OF \$100,000 OR LESS <sup>1</sup>	MINIMUM DEDUCTIBLE FOR COVERAGE OVER \$100,000
EMERGENCY	All	\$1,500	\$2,000 <sup>2</sup>
REGULAR	All Pre-FIRM Subsidized <sup>3</sup> zones: A, AE, A1–A30, AH, AO, V, VE, and V1–V30, AR/AR Dual zones without Elevation Data	\$1,500	\$2,000
	All Full-Risk <sup>4</sup> zones: A, AE, A1–A30, AH, AO, V, VE, and V1–V30, AR/AR Dual zones with Elevation Data and B, C, X, A99, and D	\$1,000	\$1,250
	Tentative and Provisional	\$1,000	\$1,250

- Maximum Deductible on NFIP Policies is:  
 Residential: \$10,000  
 Non-Residential: \$50,000

# Increased Cost of Compliance (ICC)



- ICC coverage (up to \$30,000; no deductible) is available to help property owners pay for mitigation measures to bring NFIP insured structures into compliance
- ICC Eligible structures:
  - NFIP insured and in an SFHA
  - Are noncompliant with floodplain ordinance at time of loss
  - Are substantially flood damaged
  - Have suffered repeat flood losses and community ordinance requires compliance

# Increased Cost of Compliance (ICC)



- ICC Mitigation Measures:
  - Floodproofing (non-residential only)
  - Relocation
  - Elevation
  - Demolition
  - Combination

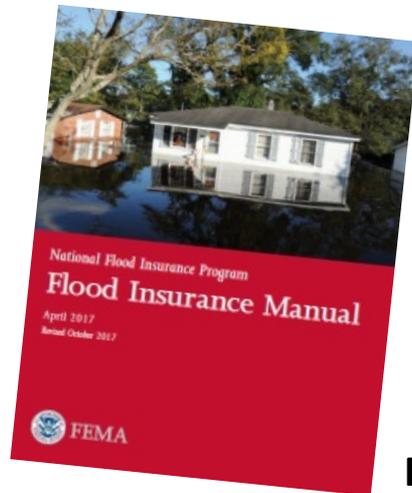
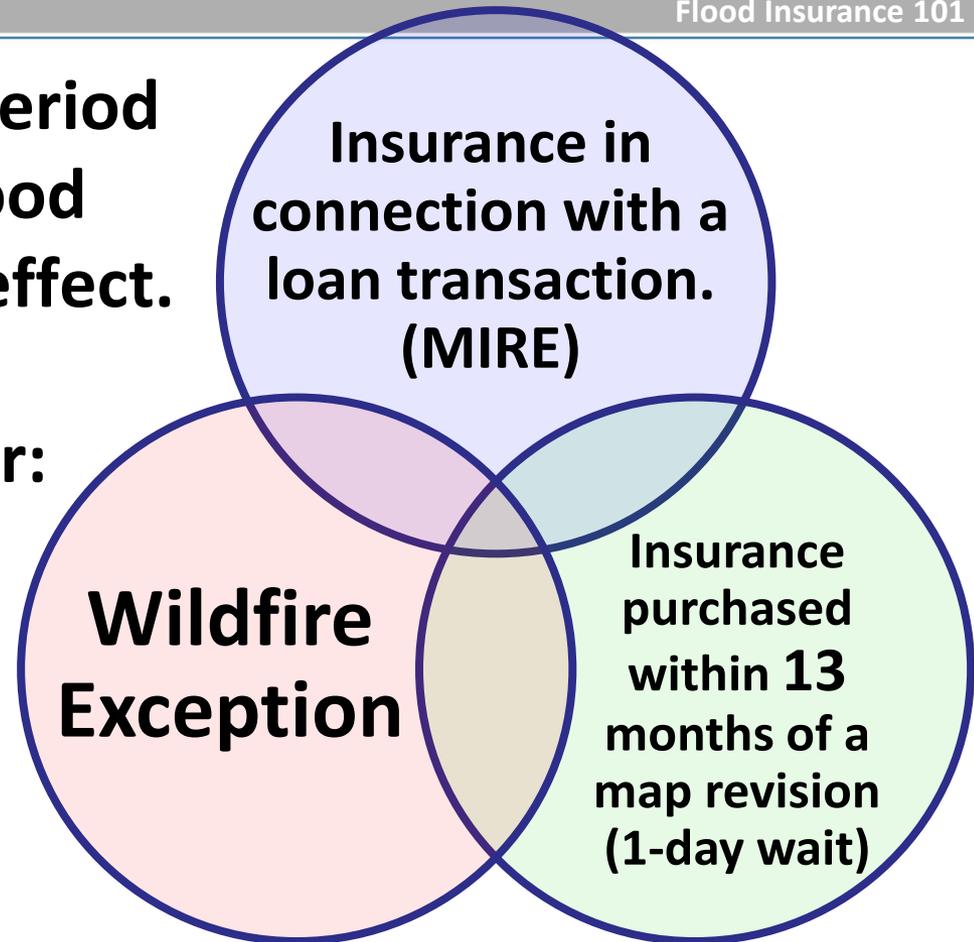
# When does an NFIP Policy become Effective?

- **30 - Day Waiting Period**
- **Exceptions**



# When does an NFIP policy become effective?

- There is a 30 day waiting period before new or modified flood insurance policies go into effect.
- Exceptions are provided for:



For detailed information, please see the General Rules section of the Flood Insurance Manual

# Flood In Progress



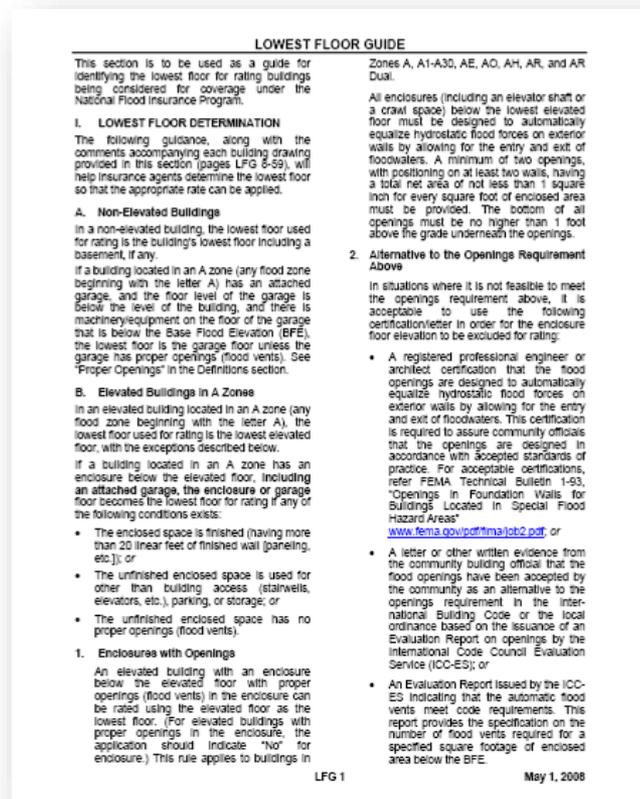
B. We do not insure a loss directly or indirectly caused by a flood that is already in progress at the time and date:

1. The policy term begins; or
2. Coverage is added at your request.



## Topics include:

- Lowest Floor Determination
- Use of Elevation Certificate
- Specific Building Drawings
- Floodplain Management
  - Lowest Floor not the same as Lowest Floor for Rating
  - Different measurements for BFE/LFE



- Enclosure/crawlspace
- Attached garage
- Basement
- Hanging enclosures
- Rounding
- Loss of CRS discount



**What is meant by  
Elevation?**

**Lowest Floor Elevation**

**Elevation Difference**



# Elevation Difference

- Elevation difference refers to the height of a structure relative to BFE
  - A structure above BFE is less likely to experience flood damage

**Less Risk =  
Lower Premiums**



# What is a Base Flood Elevation?



- Anticipated floodwater rise
- Regulatory requirement for elevation or flood proofing

# What is a Base Flood Elevation?



- Base flood is a flood that has a 1% chance of being equaled or exceeded.
- BFE is the expected height of that 1% chance of flood

# Lowest Flood Elevation



- **For non-elevated buildings:**
  - Top of slab
  - Floor of basement
- **For elevated buildings:**
  - AE Zone - top of elevated floor
    - If enclosure meets non-elevation design requirements
    - Parking, Storage, Access

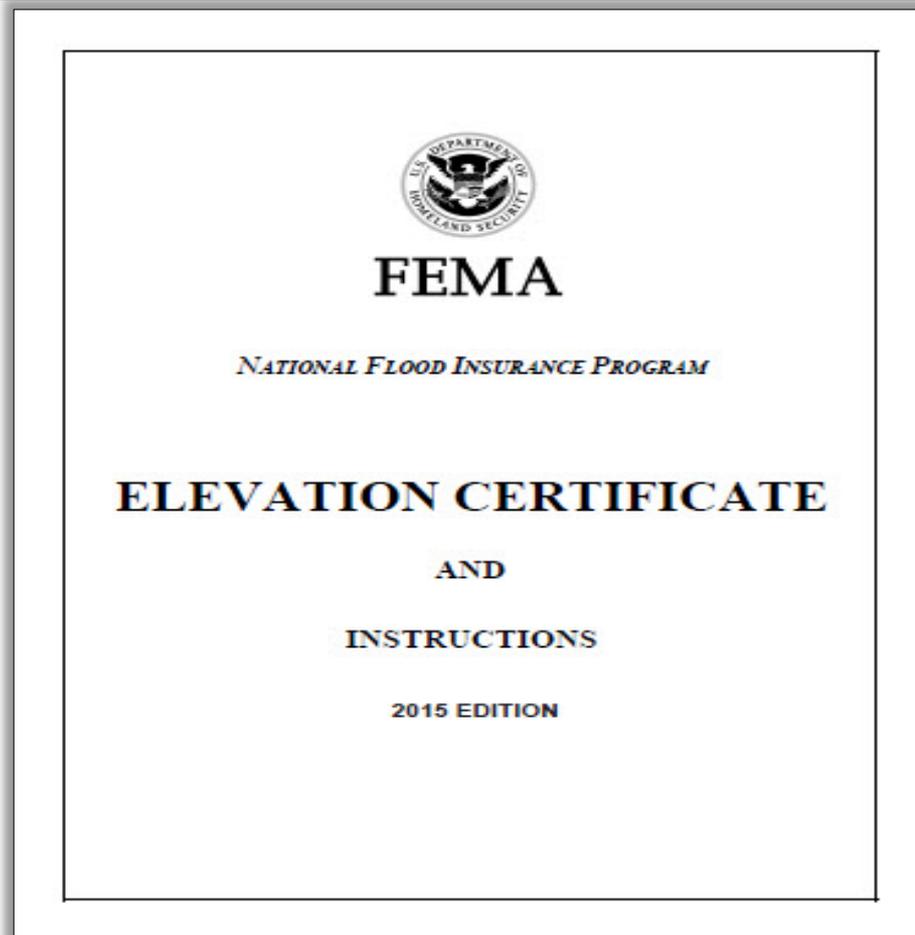


# Enclosure Implications

- Encouragement of non-compliance
- Increased flood insurance costs
- Increased disaster assistance
- Increased flood claims
- Conflicts between floodplain management officials and flood insurance policyholders
- Increased debris

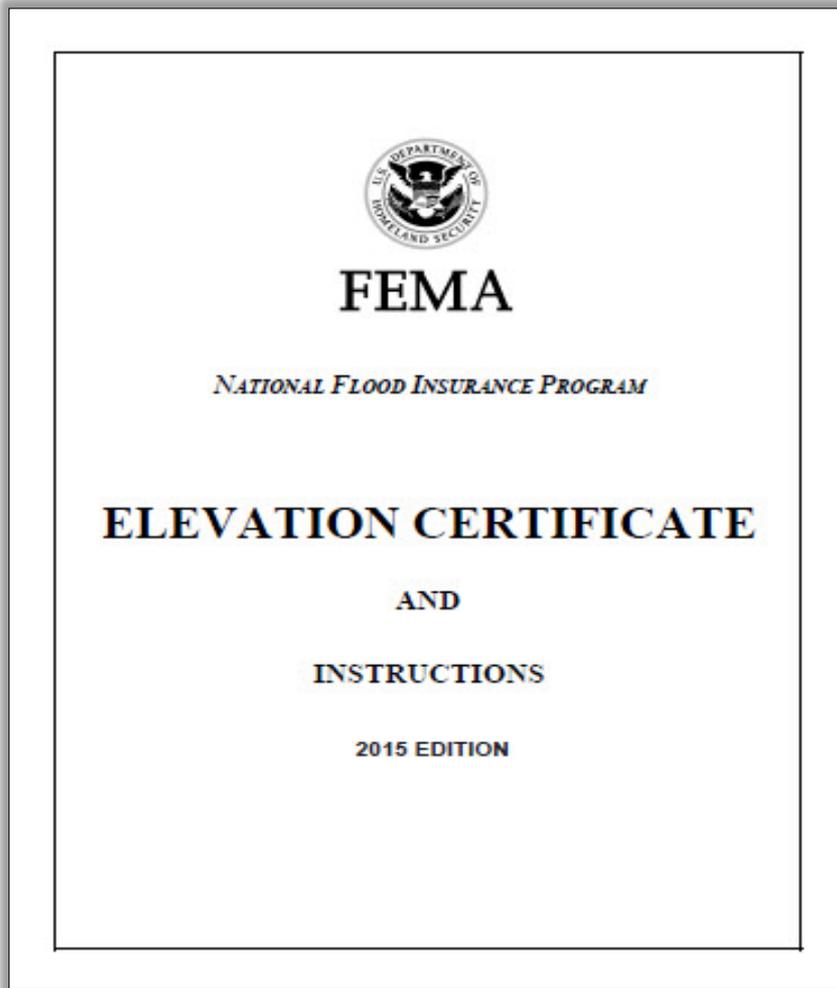


# Why are Elevation Certificates used?



See building diagrams in the NFIP Flood Insurance Manual or the EC instructions

# How are Elevation Certificates used?



## An Elevation Certificate:

- Determines Policy Rates and Premium
- Certifies Building Elevation
- Documents Community Compliance
- Supports Map Revisions and Amendments

# Who Completes an Elevation Certificate?

- **A surveyor, engineer, or architect must certify the building elevation**
- **Insurance agents use this information for rating**



# Where to find an Elevation Certificate?

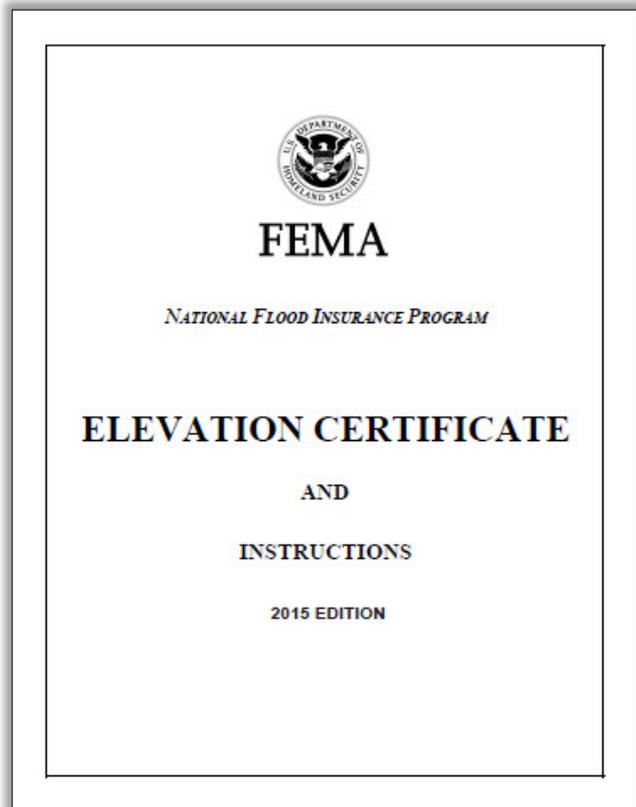


## Where to locate an Elevation Certificate for a building:

- Ask the Local Floodplain Manager
- Ask the Sellers
- Ask Developer/Builder
- Check the Property Deed
- Hire a Licensed Land Surveyor, Professional Engineer Or Certified Architect

# FEMA Elevation Certificates

## Use of Elevation Certificates



### Pre-FIRM Construction (SFHAs)

Not Required: Pre-FIRM subsidized rating  
Required: Full-risk rating approach

### Non-SFHA zones (B, C, D, and X)

Elevation certificates not required

### Post-FIRM Construction (SFHAs)

**Elevation Certificates ARE REQUIRED!**

# Community Rating System (CRS)



- CRS discounts the flood insurance premium rates of communities that exceed the minimum NFIP requirements
- The three goals of the CRS are to:
  - Reduce flood losses
  - Facilitate accurate insurance rating
  - Promote the awareness of flood insurance
- Communities must be in full compliance with the NFIP and be in the Regular phase of the program

- CRS premium class discounts in 5% increments
- A Class 1 community premium discount 45%; Class 9 premium discount 5%
- CRS classes are based on creditable activities, organized under four categories:
  - Public Information
  - Mapping and Regulations
  - Flood Damage Reduction
  - Flood Preparedness

# Elevation Certificate



- Must be completed by a licensed surveyor, professional engineer or architect
- Some can be done by a local official or even the homeowner (AO and A (w/o BFE)).
- New EC form just released 1-2016
- Must include two photos from two sides of the home
- BFE: Base Flood Elevation
- If LAG is at or above the BFE, can apply for a LOMA except for unnumbered A zones

DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
**ELEVATION CERTIFICATE**  
IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 9-15 OMB Control Number: 1562-0028  
Expiration: 11/05/2018

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			FORM INSURANCE COMPANY USE		
A1. Building Owner's Name			Policy Number		
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Company NAIC Number		
City	State	Zip Code			
A3. Property Description (Lot and Block Number, Tax Parcel Number, Legal Description, etc.)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)					
A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: <input type="checkbox"/> NAD 1927 <input 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 _____					
A8. For a building with a crawlspace or enclosure(s):			A9. For a building with an attached garage:		
a) Square footage of crawlspace or enclosure(s)	_____	sq ft	a) Square footage of attached garage	_____	sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	_____		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	_____	
c) Total net area of flood openings in A8.b	_____	sq in	c) Total net area of flood openings in A9.b	_____	sq in
d) Engineered flood openings?	<input type="checkbox"/> Yes <input type="checkbox"/> No		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		B2. County Name		B3. State	
B4. Map/Parcel Number	B5. Suffix	B6. FIRM Issue Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
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 type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> OtherSource: _____					
B11. Indicate elevation datum used for BFE in item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> OtherSource: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)					

- **Elevation Rounding Rule:** the difference between the LFE and the BFE are rounded up or down to the nearest whole foot
- **Contents Location:** For rating purposes, contents in single-family dwelling are considered to be located throughout entire building
- **Floodproofed Buildings:** To qualify for floodproofing credit, buildings in AE, A1-A30, AH, and AO Zones must be floodproofed to at least 1 foot higher than their BFEs

# Floodproofing: Insurance Rating



## Floodproofing Height

2 feet above BFE

1 foot above BFE

To BFE

## Flood Insurance Rating

+1 above BFE

At BFE rating

Elevation difference based on Lowest Floor Elevation and BFE

- Tentative Rates
- Provisional Rates
- Submit-for-Rate
- Building in More Than One Flood Zone
  - Highest Risk Zone
- Grandfathering
- PRP & Newly Mapped

# Grandfather Rules

## Continuous Coverage vs. Built-in Compliance

X



- Lock into the previous flood zone or base flood elevation

AE



## Continuous Coverage

**If policy was obtained prior to the effective date of the map change:**

- **Rates can be based on prior zone/BFE**
- **Continuous coverage must be maintained**

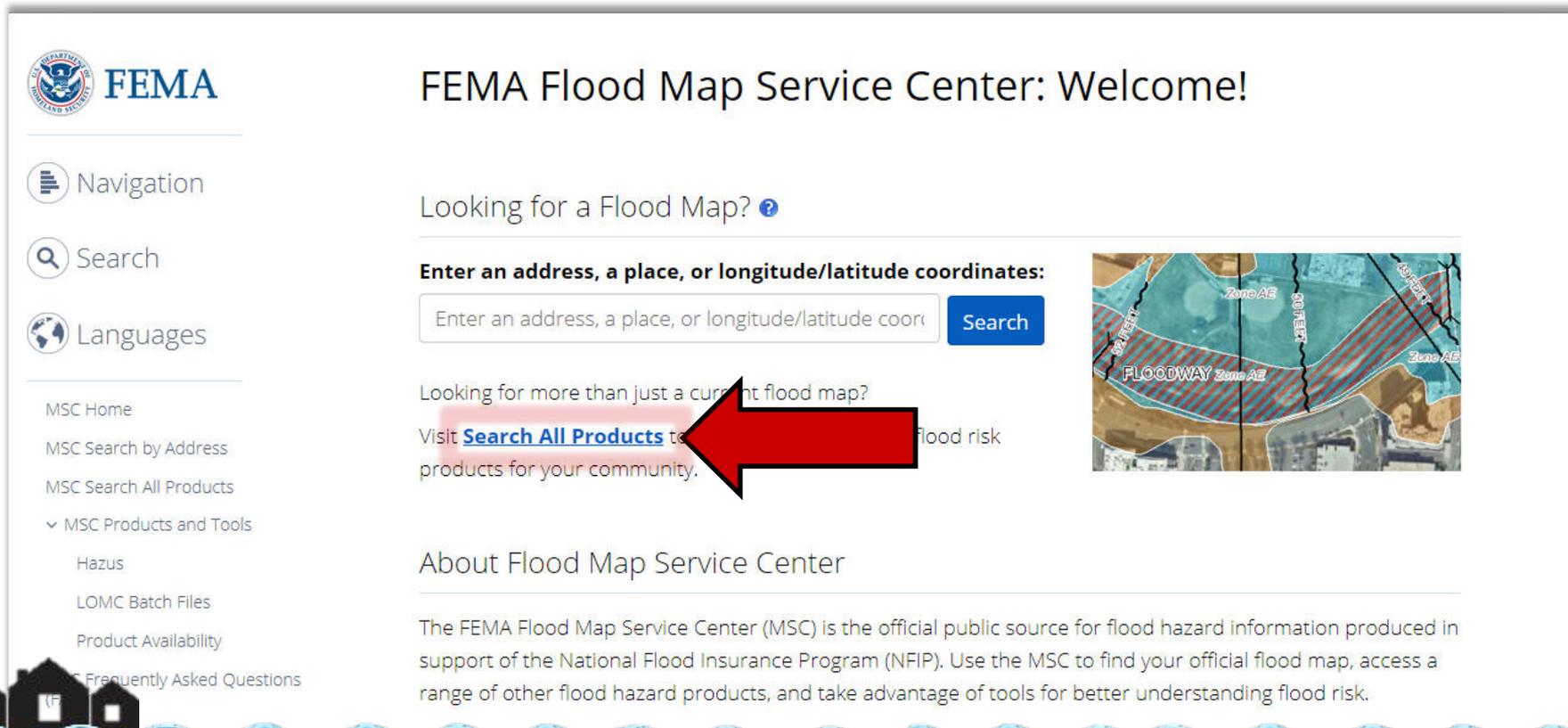
## **Built-in Compliance**

**If building was built in compliance with FIRM in effect at time of construction:**

- **Use old map's zone or BFE**
- **Submit proof to carrier**
- **Continuous coverage not required**

## Built-in Compliance

# Locate Historic Flood Maps



The screenshot shows the FEMA Flood Map Service Center (MSC) website. On the left is a navigation menu with the FEMA logo and links for Navigation, Search, Languages, MSC Home, MSC Search by Address, MSC Search All Products, MSC Products and Tools (with sub-links for Hazus, LOMC Batch Files, Product Availability, and Frequently Asked Questions), and a Home link. The main content area features a welcome message, a search prompt "Looking for a Flood Map?", a search input field with a "Search" button, and a link to "Search All Products" which is highlighted with a red arrow. Below this is a section titled "About Flood Map Service Center" with a paragraph describing the MSC's role. To the right of the search area is a small map showing flood zones labeled "Zone AE" and "FLOODWAY Zone AE".

<https://msc.fema.gov/portal/>

# Map Changes



One message you never want to receive from God is, 'I told you so'!

# Map Change Scenarios

1. Newly mapped into a high risk area
2. Removed from the high risk area
3. Change in type of high risk area
4. Change in BFE
5. No change



# 1. Newly Mapped into a High-Risk Area

- Flood zone D, B, C, X to A or V
- Increased flood risk
- Mandatory purchase applies
- Newly Mapped Procedure



# 2. Change in Type of High-Risk Area

- Flood zone AE to VE
- Changed risk
- Mandatory purchase applies
- Grandfathering
  - Continuous Coverage
  - Built in Compliance



# 3. Change in Base Flood Elevation

- Flood zone remains the same
- Increased/decreased flood risk
- Mandatory purchase applies
- Grandfathering
  - Continuous Coverage
  - Built In Compliance



# 4. Removed from the High-Risk Area

- Flood zone A or V to B, C, X
- Low risk does not mean no risk
- Flood insurance optional, but recommended
- Convert to the Preferred Risk Policy



# 5. No Change

- Flood zone remains the same
- No change in flood risk
- Review Coverage



# Newly Mapped Procedure

X

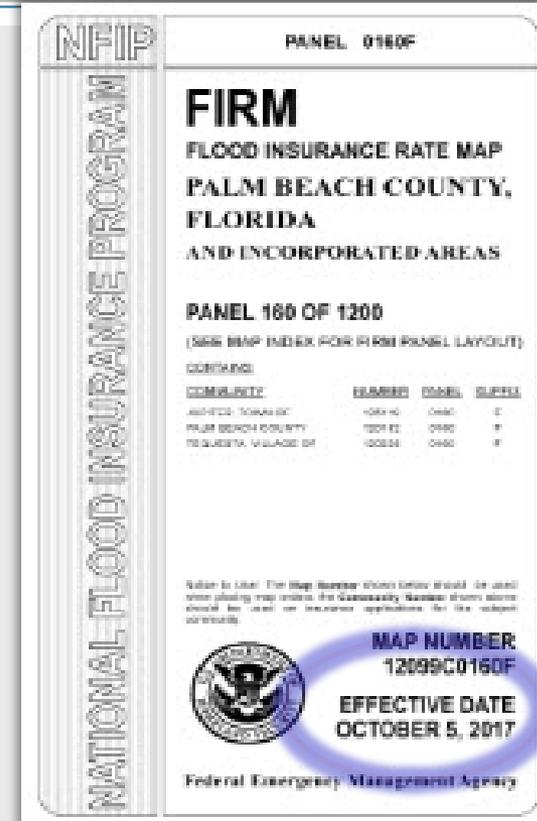


AE

- Buildings *mapped into* a SFHA from non-SFHA like zones B, C, X and D as a result of a recent FEMA flood map change
- Also for Buildings in an AR or A99 Zone *mapped into* a different SFHA
- Must Meet Specific Loss Eligibility Requirements

# Newly Mapped Procedure

- Properties newly mapped into SFHA may be eligible to receive a “preferred risk premium” for the first year after map revision\*
- Eligible Properties newly mapped into an SFHA from B, C, X, D, AR and A99 zones
- Premium charged is at a lower cost preferred risk approach
- Same fee structure as a standard rated policy
- Annual premium increase multiplier added
- After the first year, policies will begin transitioning to full-risk rates



NFIP PANEL 0160F

**FIRM**  
FLOOD INSURANCE RATE MAP  
PALM BEACH COUNTY,  
FLORIDA  
AND INCORPORATED AREAS

PANEL 160 OF 1200  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMITTEE	NUMBER	DATE	SHEET
ADVISORY BOARD	1001-10	04-02	1
PALM BEACH COUNTY	1001-11	04-02	1
TELEPHONE AREA OF	1001-12	04-02	1

Notice to User: The map number shown below should be used when placing map orders. It is necessary because there should be local or insurance applications for the subject community.

**MAP NUMBER:**  
12099C0160F

**EFFECTIVE DATE:**  
OCTOBER 5, 2017

Federal Emergency Management Agency

## \*Preferred Risk Policy premium before:

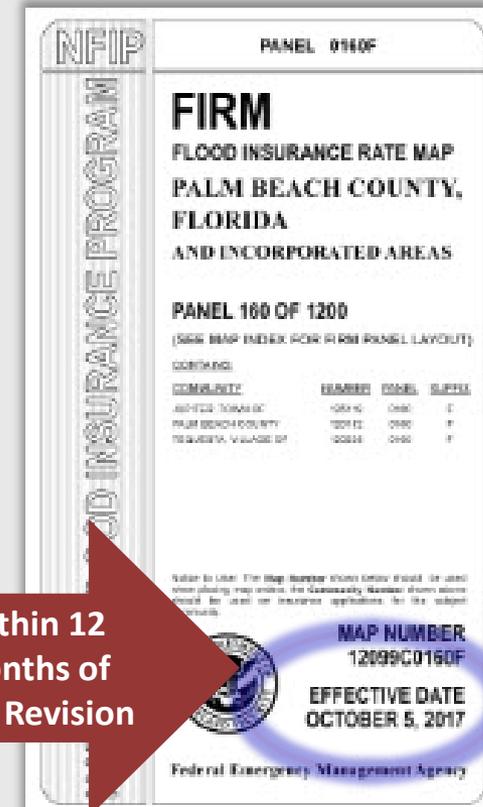
- Reserve Fund Assessment
- Federal Policy Fee
- After first year, policies begin transition to full-risk rates

# Newly Mapped Procedure



## Newly Mapped into SFHA on or after April 1, 2015

- **Eligible for Newly Mapped procedure:**
  - If coverage effective within 12 months of map revision
- **Not eligible for Newly Mapped procedure:**
  - If coverage not effective within 12 months of map change
  - Post-FIRM buildings may qualify for built-in-compliance grandfathering
  - Pre-FIRM buildings may qualify for Pre-FIRM subsidized rates



**Within 12 Months of Map Revision**



### Quick Key:

Buildings in Palm Beach County affected by map change effective 10/5/17 have until 10/6/18 to take advantage of Newly Mapped procedure.



# New Rating Structure for PRP and Newly Mapped



- Policies on Newly Mapped Structures as of April 1, 2016
- Preferred Risk Policies and PRP Eligibility Extension
- Rollovers and Transfers under Newly Mapped Procedure
- Ineligible Properties for Newly Mapped.

**TABLE 6C. NEWLY MAPPED MULTIPLIER FOR POLICIES EFFECTIVE JANUARY 1, 2018 THROUGH DECEMBER 31, 2018**

MAP EFFECTIVE DATE	ELIGIBLE TRANSACTION	MULTIPLIER
Oct 2008-Dec 2014	1. Renewal of a policy written, in its prior term, as a Newly Mapped policy	1.325
Jan 2015-Dec 2015	1. Renewal of a policy written, in its prior term, as a Newly Mapped policy	1.325
Jan 2016-Dec 2016	1. Renewal of a policy written, in its prior term, as a Newly Mapped policy	1.150
Jan 2017-Dec 2017	1. New business if policy effective date is within 12 months of map effective date 2. Renewal of a policy written, in its prior term, as a PRP 3. Renewal of a policy written, in its prior term, as a Newly Mapped policy	1.000
Jan 2018-Dec 2018	1. New business if policy effective date is within 12 months of map effective date 2. Renewal of a policy written, in its prior term, as a PRP	1.000



What are examples of accessory buildings?

# Accessory Buildings

- Insurance implications:
  - Risk-rated accessory buildings
  - Insured separately for coverage to apply
  - Exception: Detached garages



The following data must be submitted for risks requiring an in-depth underwriting analysis:

- **Completed application**
  - **Photos**
  - **EC**
  - **Copy of variance**
  - **Square footage of enclosure(s)**
  - **List of machinery and equipment/value**
  - **Applicant's statement of year built (enclosure)**
- **Masonry walls – signed letter from community official**
  - **List of machinery and equipment in basement and value**
  - **Signed elevation determination form**
  - **V zone certificate**



- Flood insurance policy may be cancelled/ nullified for limited list of valid reasons, *but*
- Maintenance of flood insurance is important
- Verify required documentation

# Insurance Benefits of Higher Standards



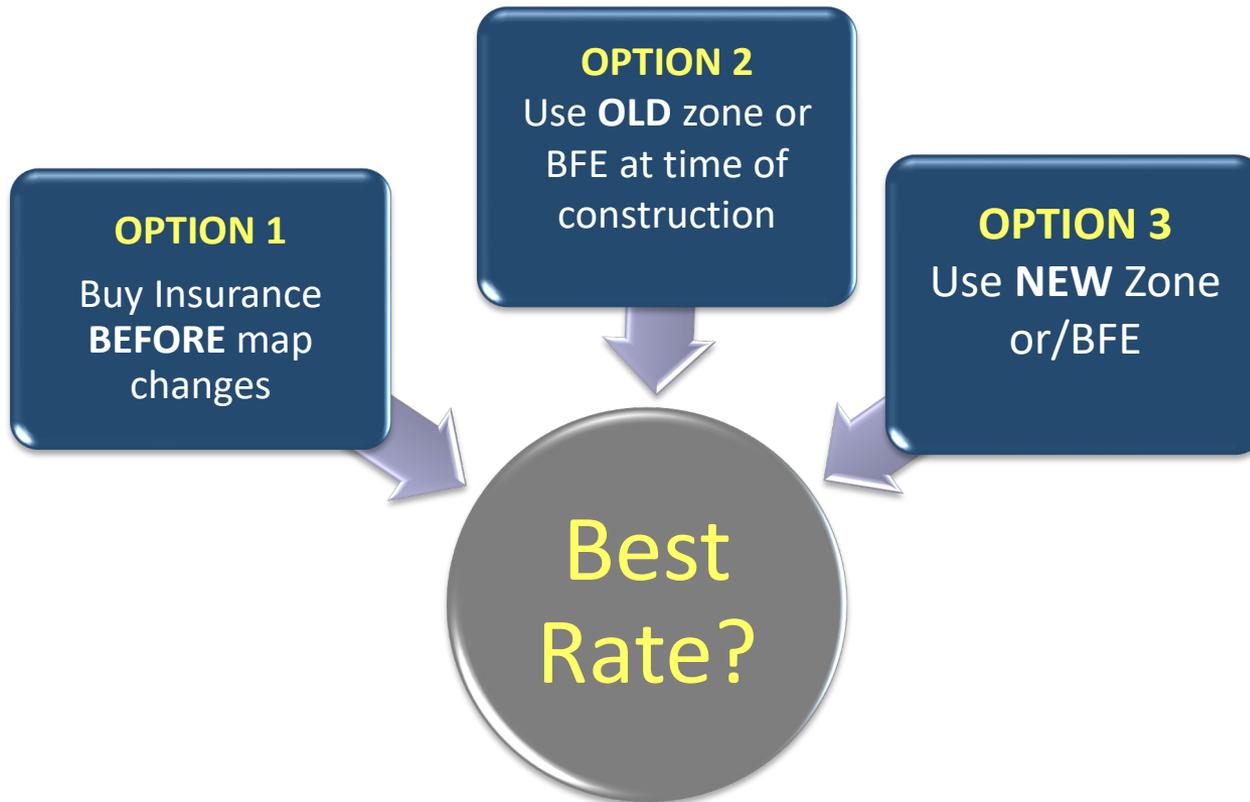
Flood Insurance 101

- Higher standards win CRS points
- CRS points result in lower flood insurance premiums for the entire community
- Individuals can lower rates by incorporating higher standards when building or remodeling
- Community can lower flood insurance rates by incorporating higher standards in new development in their floodplain management ordinance



FEMA

# What's the best rate?



*REMEMBER that Zone X may not be the best rate!*

# Insurance Progression



MAP EFFECTIVE DATE	ELIGIBLE TRANSACTION	MULTIPLIER
Oct 2008 - Dec 2014	1. Renewal of a policy written, in its prior term, as a Newly Mapped Policy	1.550
Jan 2015 - Dec 2015	1. Renewal of a policy written, in its prior term, as a Newly Mapped Policy	1.550
Jan 2016 - Dec 2016	1. Renewal of a policy written, in its prior term, as a Newly Mapped Policy	1.350
Jan 2017 - Dec 2017	1. Renewal of a policy written, in its prior term, as a Newly Mapped Policy	1.170
Jan 2018 - Dec 2018	1. Renewal of a policy written, in its prior term, as a Newly Mapped Policy	1.100
Jan 2019 - Dec 2019	1. New business if policy effective date is within 12 months of map effective date 2. Renewal of a policy written, in its prior term, as a Newly Mapped policy 3. Renewal of a policy written, in its prior term, as a PRP	1.000
Jan 2020 - Dec 2020	1. New business, if policy effective date is within 12 months of map effective date 2. Renewal of a policy written, in its prior term, as a PRP	1.000

# Discounts, Fees and Surcharges



- Higher Deductibles
- Increased Cost of Compliance
- Risk Assessment Fund (18%)
- HFIAA Surcharge
  - Single Family and Primary Residence-\$25
  - All other-\$250

- **Statutory limit of coverage is:**
  - \$250,000 for residential buildings; \$100,000 contents
  - \$500,000 for other residential; \$100,000 contents
  - \$500,000 for nonresidential buildings; \$500,000 contents
  - Total claim, including ICC, cannot exceed statutory limit
- **The claim procedure is:**
  - Report any flood loss to insurance agent/company
  - File a “proof of loss” within 60 days of date of loss
  - A claims adjuster will be assigned to adjust loss

# Key Takeaways - Mitigation



Understand  
the Risk



Buy Down the  
Risk



Build Safer,  
Stronger &  
Smarter



Collaborate &  
Communicate



FEMA

# Tools and Resources



# Flood Insurance Rate Map (FIRM)

West end of intersection of New White Street, approximately 500 feet north of intersection of Commercial Street, on Nantucket Island Service Company Wharf.

Standard tidal disk, set in cement block stamped TSM No. 271234 in east sidewalk of South Water Street, 24 inches north of northeast corner of intersection of Main Street and South Water Street.

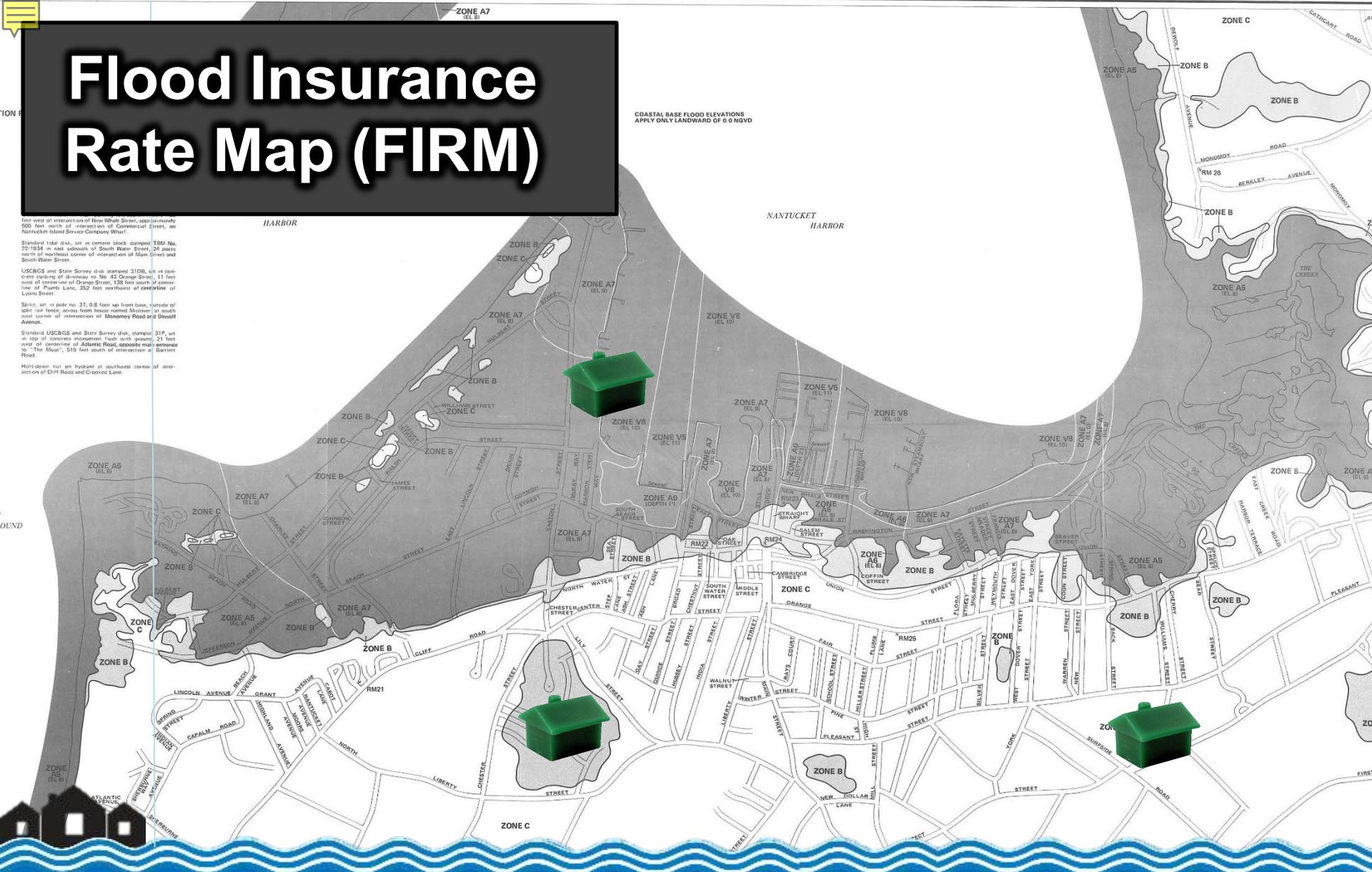
USCGS and State Survey disk stamped 310B, set in concrete curbing of driveway to No. 43 Orange Street, 11 feet west of centerline of Orange Street, 126 feet south of centerline of Plumb Lane, 352 feet westward of centerline of Lyman Street.

Spike, set in pole no. 37, 8 feet up from base, outside of split rail fence, across from house named Mirovici at south west corner of intersection of Monrovia Road and Devost Avenue.

Standard USCGS and State Survey disk, stamped 31P, set in top of concrete measurement high wall around 21 feet west of centerline of Atlantic Road, opposite main entrance to "The Moor", 515 feet south of intersection of Bartlett Road.

Hold-down post on hydrant at southeast corner of intersection of Cliff Road and Crockett Lane.

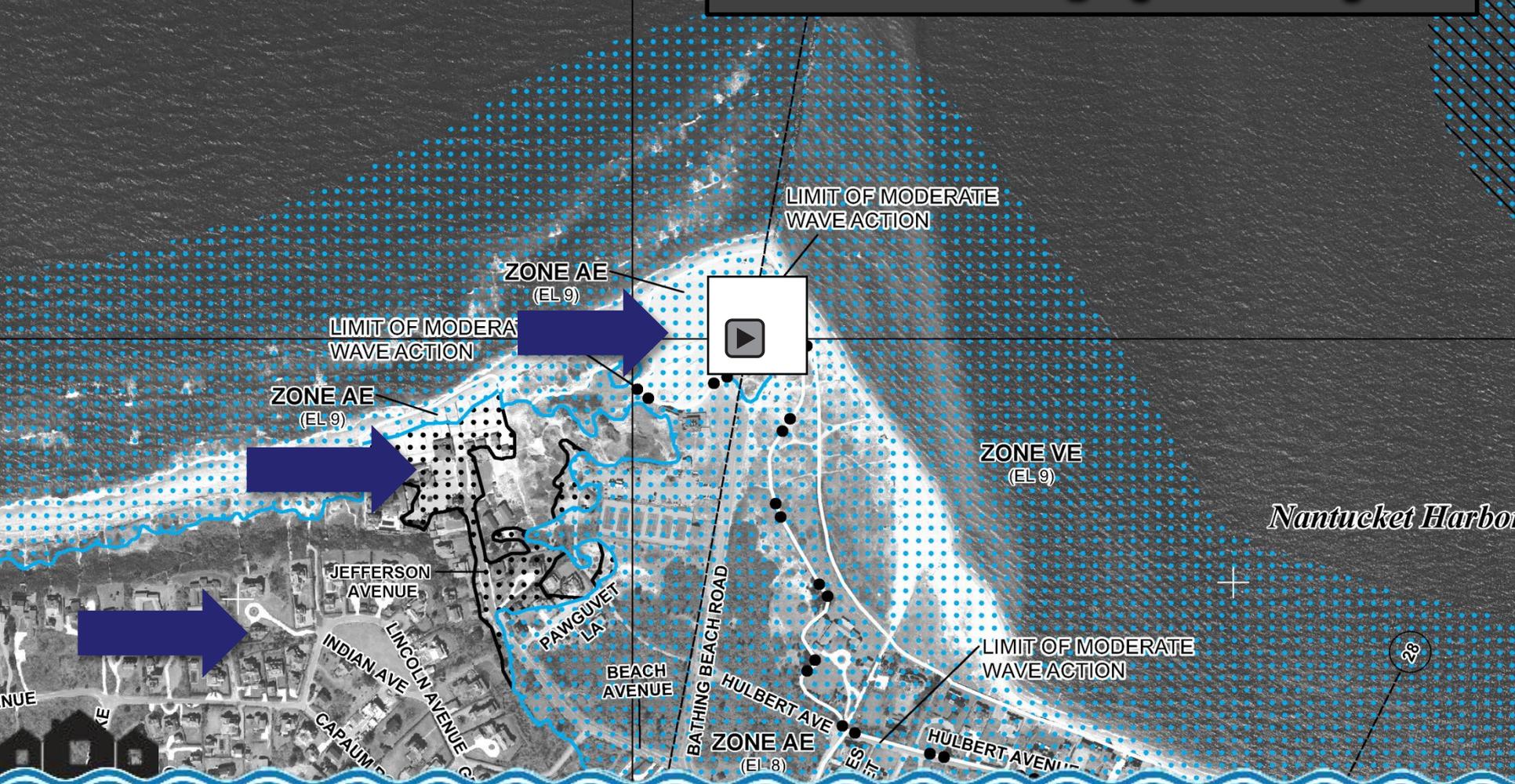
COASTAL BASE FLOOD ELEVATIONS APPLY ONLY LANDWARD OF 0.0 NGVD



SFHAs appear as dark shading on a Flood Insurance Rate Map (FIRM)

# Digital Flood Insurance Rate Map (DFIRM)

Nantucket Sound



Nantucket Harbor

23

# Accessing FIRM Maps

- Map Service Center is the source for map information
  - <http://msc.fema.gov/portal>
- Tutorial on how to use the website is available under MSC Products and Tools

- How To...



Navigation

Search

Languages

MSC Home

MSC Search by Address

MSC Search All Products

MSC Products and Tools

Hazus

LOMC Batch Files

Product Availability

MSC Frequently Asked Questions (FAQs)

MSC Email Subscriptions

Contact MSC Help



FEMA Flood Map Service Center: Welcome!

Looking for a Flood Map?

Enter an address, a place, or longitude/latitude coordinates:

Enter an address, a place, or longitude/latitude coordina

Search

Looking for more than just a current flood map?

Visit [Search All Products](#) to access the full range of flood risk products for your community.



## About Flood Map Service Center

The FEMA Flood Map Service Center (MSC) is the official public source for flood hazard information produced in support of the National Flood Insurance Program (NFIP). Use the MSC to find your official flood map, access a range of other flood hazard products, and take advantage of tools for better understanding flood risk.

FEMA flood maps are continually updated through a variety of processes. Effective information that you download or print from this site may change or become superseded by new maps over time. For additional information, please see the [Flood Hazard Mapping Updates Overview Fact Sheet](#)

# Accessing Historical Maps

Search Results—Products for **DURANGO, CITY OF**

Show ALL Products »

The flood map for the selected area is number **08067C0494F**, effective on **08/19/2010** ?

DYNAMIC MAP



MAP IMAGE



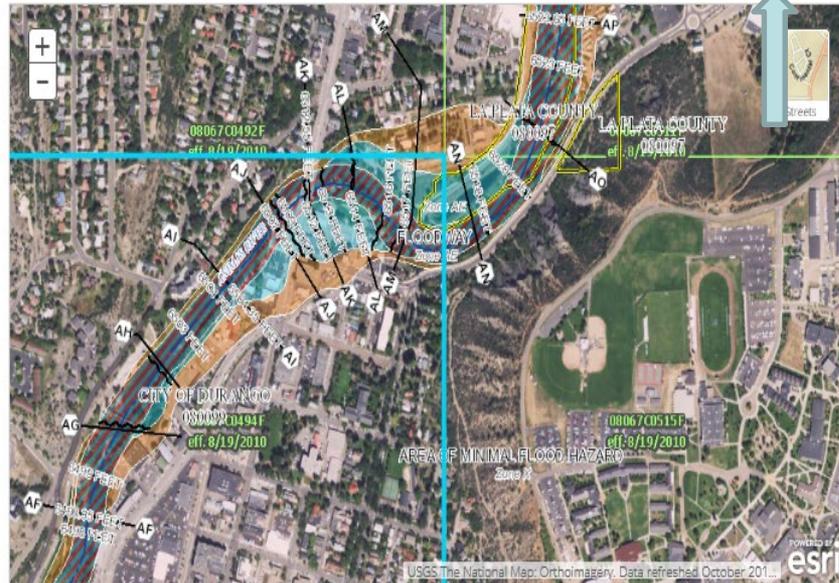
Changes to this FIRM ?

- Revisions (0)
- Amendments (2)
- Revalidations (1)



You can move the location pin by selecting a different location on the locator map below or by clicking the location pin above. It may take a minute or more during peak hours to generate a dynamic FIRMets.

Go To NFHL Viewer »



Search

Clear All Fields

## Search Results for DURANGO, CITY OF

Click [subscribe](#) to receive email notifications when products are updated.

**Please Note:** Searching All Products by county displays all products for all communities within the county. You can refine your search results by specifying your specific jurisdiction location using the drop-down menus above.

- Effective Products (24) ?
- Preliminary Products (0) ?
- Pending Product (0) ?
- Historic Products (12) ?
- Flood Risk Products (0) ?



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Official website of the Department of Homeland Security

# Training

- FEMA/NFIP classroom seminars
- You can find additional training via online classes through the FEMA Emergency Management Institute (EMI) Independent Study Program
- Sign up at:  
[https://service.govdelivery.com/accounts/USDHSFEMA/subscriber/new?topic\\_id=USDHSFEMA\\_212](https://service.govdelivery.com/accounts/USDHSFEMA/subscriber/new?topic_id=USDHSFEMA_212)
- You must obtain a student ID at: <https://cdp.dhs.gov/femasid>
- 14 courses available with several videos
- Listings available at:
  - FloodSmart.gov
  - <http://content.govdelivery.com/accounts/USDHSFEMA/bulletins/114f3a5>
  - <https://training.fema.gov/is/crslist.aspx?page=12>
  - Regional Webinars

# FREE Online CE Training:

FEMA Registration  
Assistance:

301-447-1200

email:

[Independent.Study@fema.dhs.gov](mailto:Independent.Study@fema.dhs.gov)

Course Code	Course Title
IS-1100	<a href="#">Increased Cost of Compliance</a>
IS-1101	<a href="#">Basic Agent Tutorial</a>
IS-1102	<a href="#">Theory of Elevation Rating</a>
IS-1103	<a href="#">Elevation Certificate for Surveyors</a>
IS-1104	<a href="#">NFIP Claims Review for Adjusters</a>
IS-1105	<a href="#">EC Made Easy: Elevation Certificate Overview</a>
IS-1106	<a href="#">FEMA Mapping Changes</a>
IS-1107	<a href="#">Adjuster Customer Service</a>
IS-1108	<a href="#">Insuring Condominiums</a>
IS-1109	<a href="#">Understanding Basement Coverage</a>
IS-1110	<a href="#">Writing Commercial Exposures</a>
IS-1111	<a href="#">Introduction to Commercial Claims</a>
IS-1112	<a href="#">Introduction to Flood Claims</a>
IS-1113	<a href="#">Coastal Barrier Resources Act</a>

# Resources

- Flood Insurance Reform Act Webpage - <http://www.fema.gov/flood-insurance-reform>
- FloodSmart for Consumers - [www.FloodSmart.gov](http://www.FloodSmart.gov)
- FloodSmart for Agents – [www.Agents.FloodSmart.gov](http://www.Agents.FloodSmart.gov)
- Flood Insurance Manual - <http://www.fema.gov/flood-insurance-manual>
- NFIP iService Bureau - <http://nfipservices.floodsmart.gov>



TAYLOR, MI, OCTOBER 11, 2014 – EDWARD PERSICO (LEFT), FEMA HAZARD MITIGATION COMMUNITY EDUCATION AND OUTREACH (CEO) SPECIALIST, AND LAWANA UPHAM (CENTER), FEMA DISASTER SURVIVOR ASSISTANCE (DSA) SPECIALIST, ASSIST AND INFORM DISASTER SURVIVOR JORGE FLORES (RIGHT) IN A WALDMART STORE IN TAYLOR, MICHIGAN IN RESPONSE TO SEVERE STORMS AND FLOODING ON AUGUST 11-13, 2014 THAT ADVERSELY IMPACTED THE MICHIGAN COUNTIES OF WAYNE, OAKLAND AND MACOMB. FEMA SUPPORTS LOCAL AND STATE GOVERNMENTS AND TRIBAL ENTITIES IN THEIR EFFORTS TO RECOVER FROM NATURAL DISASTERS. PHOTO BY CHRISTOPHER MARDORF / FEMA.



### Claims

More information for Claims & Adjuster Community



### Underwriting

More information for the community regarding Policy



### Manuals

Links to various Flood Insurance Manuals



### Bulletins

FEMA issued Bulletins to the NFIP Clearinghouse Community

# Questions





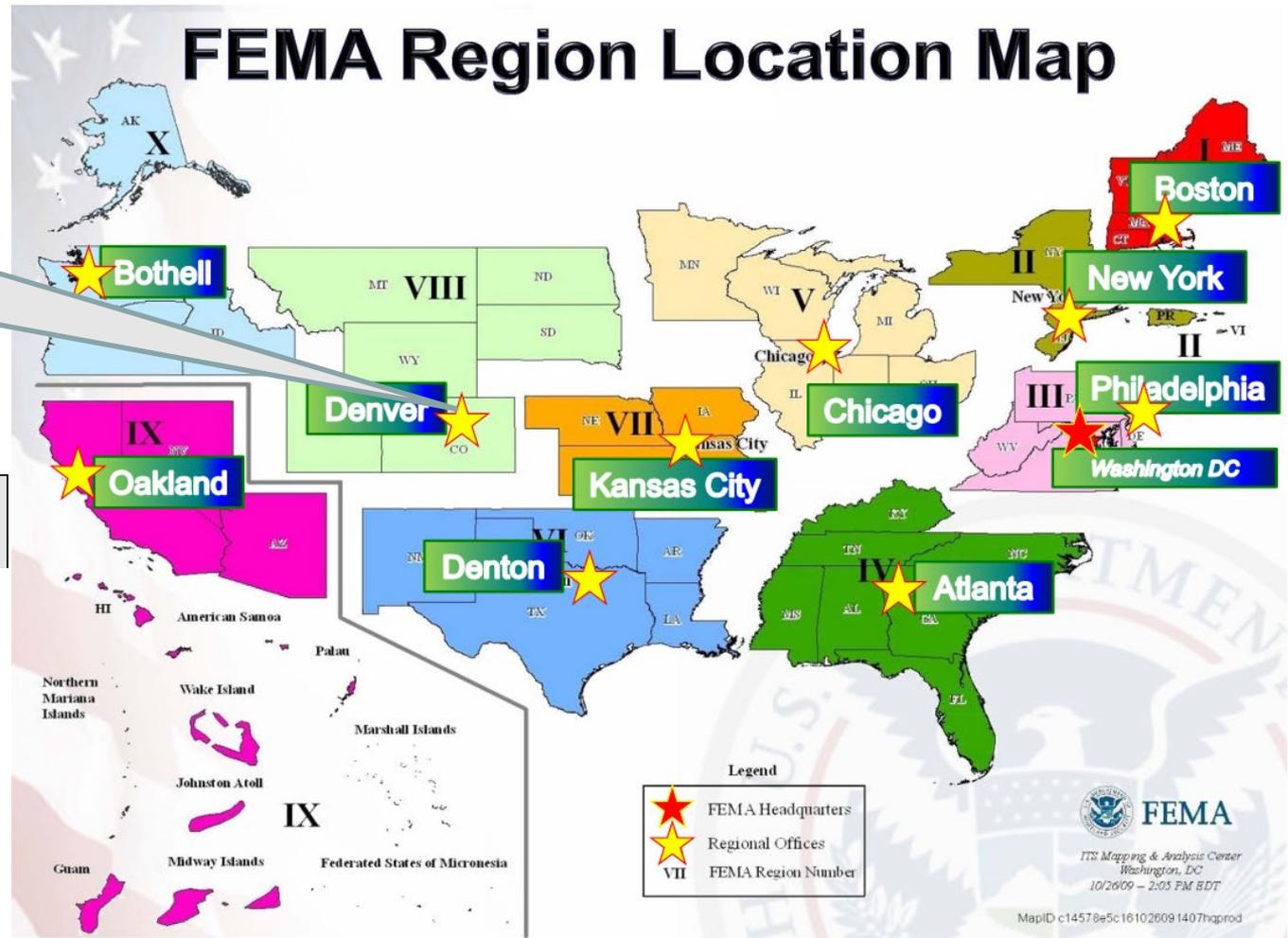
**Life is not waterproof**

# Contacts

Diana  
Herrera  
303-235-4988  
Diana.Herrera  
@fema.dhs.gov

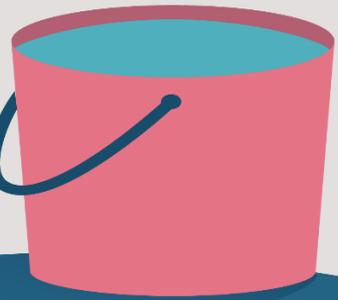
NFIP BUREAU AND STATISTICAL  
AGENT REGIONAL STAFF

Erin May  
Regional Manager  
Cell: 571-422-7630  
erin.may@associates.fema.  
dhs.gov





THE COST OF  
**FLOOD**  
 INSURANCE  
 IS A DROP   
 IN THE BUCKET  
 COMPARED TO THE  
 COST OF  
**FLOOD**  
**DAMAGE**



\$700/YEAR  
 AVERAGE FLOOD  
 INSURANCE POLICY

\$39,000  
 AVERAGE FLOOD  
 INSURANCE CLAIM

