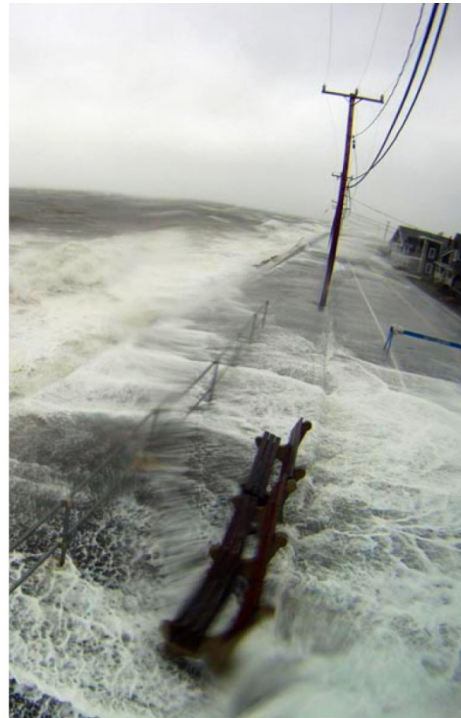




FEMA

Flood Insurance Pricing Following Mitigation



Mitigation and Insurance Costs

Impact of Elevation on Flood Insurance Pricing

Pre-FIRM Subsidized Price: \$4,550

Severe Repetitive Loss Pre-FIRM Subsidized Price: \$7,958



One-Floor, Slab-on-Grade
4 Feet Below BFE

\$11,982

One-Floor, on Vented Crawlspace
At BFE

\$2,124

One-Floor Elevated on Piers
4 Feet Above BFE

\$617

AE Zone | Single-Family Home | Primary Residence

\$250,000 Building Coverage, \$100,000 Contents Coverage, with \$2,000 Deductibles

Increased Cost of Compliance Premium, Reserve Fund Assessment, Federal Policy Fee, and HFIAA surcharge included

No CRS Discount | Rates Effective April 1, 2017

Common Coordination Challenges

Mitigation activities that may have unexpected insurance pricing implications.

- Lower-Level Abandonment and/or Second Story Conversion*
- Hanging Floors
- V-Zone Enclosures*
- High-Rise Condominiums
- Non-residential Floodproofing

Regulatory Distinctions

Floodplain management criteria for flood-prone areas are found at Title 44 of the Code of Federal Regulations, Section 60.3 (c)(3) is quoted as follows:

Require that all new construction and substantial improvements of non-residential structures within Zones A1-30, AE and AH zones on the community's FIRM (i) have the lowest floor (including basement) elevated to or above the base flood level or, (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

The Standard Flood Insurance Policy (SFIP) is a legally binding contract and is also found at Title 44 of the Code of Federal Regulations, Part 61, Appendix A

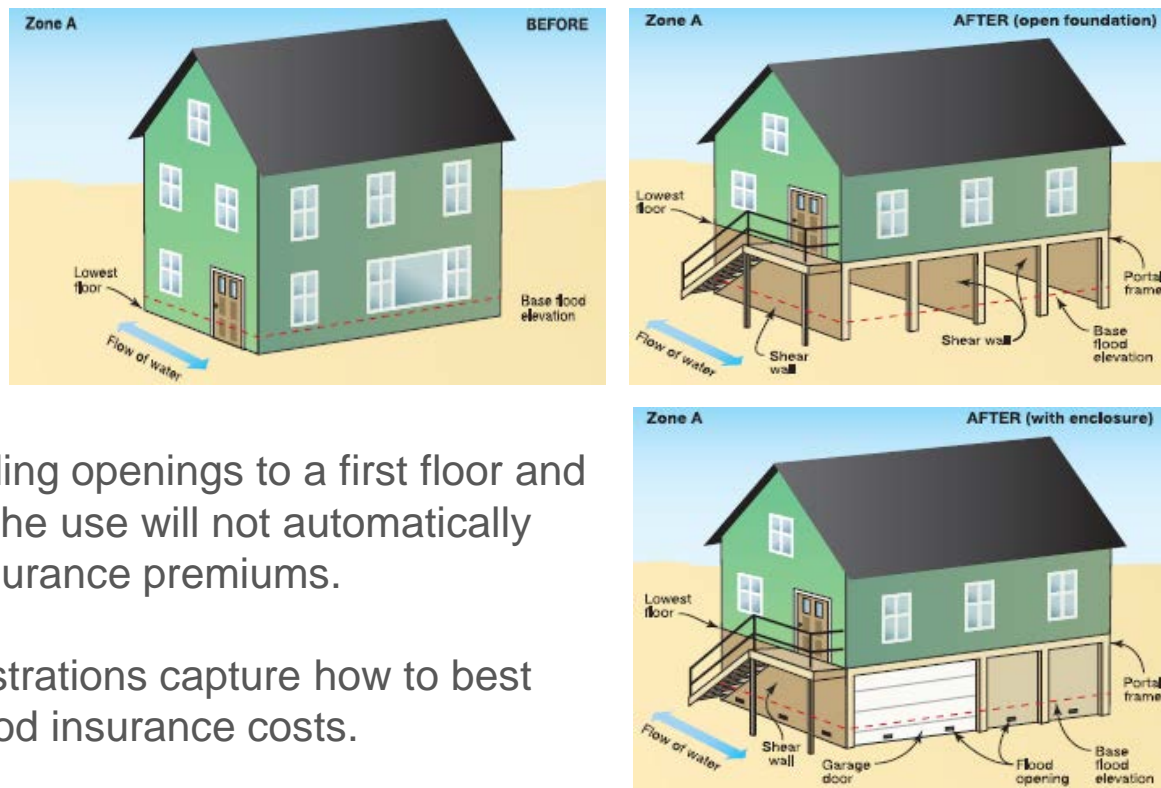
Items of property in a building enclosure below the lowest elevated floor of an elevated post-FIRM building located in Zones A1-A30, AE, AH, AR, AR/A, AR/AE, AR/AH, AR/A1-A30, V1-V30, or VE, or in a basement, regardless of the zone. Coverage is limited....(Section III.A.8)

Elevated Building. A building that has no basement and that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. (Section II.B.14)

Basement. Any area of the building, including any sunken room or sunken portion of a room, having its floor below ground level (subgrade) on all sides. (Section II.B.5)

Lower-Level Abandonment

If foundation walls are supported on a slab foundation, the building is non-elevated (see NFIP Flood Insurance Manual, page LFG 1). Coverage limitations apply only in elevated buildings.



Solely adding openings to a first floor and changing the use will not automatically reduce insurance premiums.

These illustrations capture how to best reduce flood insurance costs.

V-Zone Rating Without Enclosure

Pricing Comparisons – Elevated Zones VE, V1–V30

Pre-FIRM Subsidized = \$9,788

Pre-FIRM Subsidized Severe Repetitive Loss = \$17,414



No Enclosure
Elevated Floor at BFE
\$9,648



No Enclosure
Elevated Floor with 2 feet of Freeboard
\$4,930

Single-Family | Primary Residence | Insured 75% to Value

\$250,000 Building Coverage, \$100,000 Contents Coverage, with \$2,000 Deductibles

Increased Cost of Compliance Premium, Reserve Fund Assessment, Federal Policy Fee, and HFIAA surcharge included

No CRS Discount | Rates Effective April 1, 2017

Enclosure Rating in V-Zones

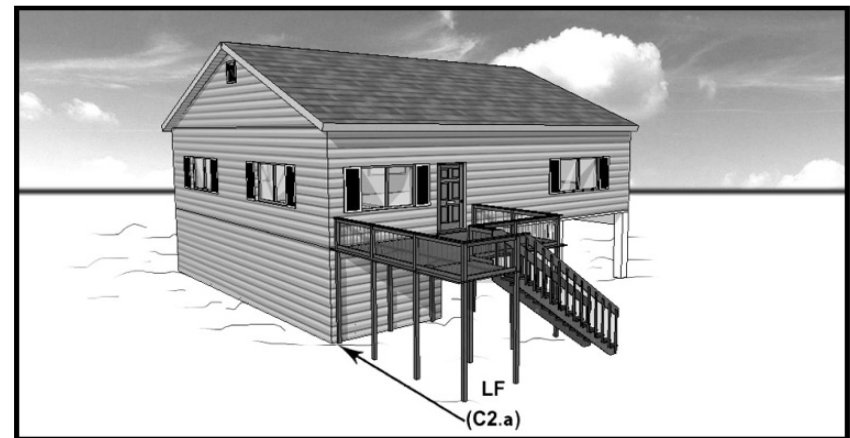
Pricing Comparisons – Elevated Zones VE, V1–V30

Pre-FIRM Subsidized = \$9,788

Pre-FIRM Subsidized Severe Repetitive Loss = \$17,414



No Enclosure
Elevated Floor at BFE
\$9,648



Breakaway Wall Enclosure
Elevated Floor at BFE
Enclosure Floor 8 Feet Below BFE
Enclosure < 300 square feet = **\$12,110**
Enclosure = 1,500 square feet = **\$12,481**

Single-Family | Primary Residence | Insured 75% to Value

\$250,000 Building Coverage, \$100,000 Contents Coverage, with \$2,000 Deductibles

Increased Cost of Compliance Premium, Reserve Fund Assessment, Federal Policy Fee, and HFIAA surcharge included

No CRS Discount | Rates Effective April 1, 2017