

South Carolina



Planning Education Advisory Committee

Committee Members:

Stephen G. Riley, Chairman
Representing MASC
Term Expires: 2017

Phillip L. Lindler
Representing SCAC
Term expires: 2015

Cliff Ellis
Representing Clemson
University
Term expires: 2016

Dennis Lambries
Representing USC
Term expires: 2016

Wayne Shuler
Representing SCAPA
Term expires: 2018

September 14, 2015

Allison Hardin, Planner
City of Myrtle Beach
P. O. Box 2468
Myrtle Beach, SC 29578

Dear Ms. Hardin:

Re: *Basics of the NFIP – a workshop for local government ahead of the new flood maps*

On September 11, 2015, I received the Program Materials you submitted for accreditation of the Continuing Education Course detailed above. Upon receipt of your application, I sent an email to confirm receipt by all Committee members and set a deadline for comments.

Under the “no objection policy” adopted on July 8, 2009, your request is considered approved. Your signed “Notice of Decision” is attached. Formal, after-the-fact approval will be handled as part of a Consent Agenda at the regular quarterly meeting of the Committee, which will be a conference call and is scheduled for October 19, 2015.

Thank you for your efforts to help make this program a success.

Sincerely,

A handwritten signature in black ink that reads "Stephen G. Riley".

Stephen G. Riley, ICMA~CM
Chairman

cc: Phillip Lindler, Cliff Ellis, Dennis Lambries, Wayne Shuler

NOTICE OF DECISION

Re: Basics of the NFIP – a workshop for local government ahead of the new flood maps

The following action has been taken by the SCPEAC on this application:

ACCEPTED WITHOUT OBJECTION Date: September 14, 2015

REVIEWED BY FULL COMMITTEE Date:

a) ACCREDITED for 1.5 CE credits

b) DENIED ACCREDITATION

i. Reason: _____

c) RETURNED for more information

13. If accredited:

a) Authorized Course No.: 2015-09

b) Date of accreditation: 09/14/2015

Signature of SCPEAC Representative:  _____

**For further information, contact Mr. Stephen Riley, Chairman,
843-341-4701 or stever@hiltonheadislandsc.gov**

**APPLICATION FOR ACCREDITATION
OF A CONTINUING EDUCATION PROGRAM**

Note: This certification form, together with the required information referenced therein, shall be submitted to the Committee. If no objections are raised by a member of the SCPEAC within 10 working days of receipt, the continuing education program shall be considered accepted. If an objection is raised, a teleconference meeting shall be scheduled, with appropriate public notice, as soon as reasonably possible, to review the application.

Applications are due no later than 30 days prior to the first scheduled presentation of a program or class. The Committee will consider extenuating circumstances where the 30 day deadline cannot be met.

1. Name and address of organization providing or sponsoring the orientation program:

a. Organization Name: City of Myrtle Beach Planning

b. Address: PO Box 2468

c. City: Myrtle Beach

d. State: SC

Zip Code: 29578

e. Telephone: 8439181050

f. Email: pmaldoven@cityofmyrtlebeach.com

2. Contact Information:

a. Name of Contact Person: Allison Hardin, CFM

b. Title: Planner

c. Telephone: 8439181059

d. Email: ahardin@cityofmyrtlebeach.com

3. Information on orientation program:

a. Title of Program:

Basics of the NFIP - a workshop for local government ahead of the new flood maps

b. Date(s) and Location(s) of Program:

September 29, 2015 at City Hall, 937 Broadway St, Myrtle Beach, SC

c. Brief description of the program and its content:

Educating local decision makers of the impacts to land use from the new flood maps, released this month (preliminary). Includes basic coverage of NFIP practices and regulations, as well as flood insurance.

4. Method of presentation (check all that apply. All sessions must have a Coordinator present):

- a. Presentor(s) in room with participants
- b. Live presentation via close circuit TV, video conferencing, or similar; Coordinator present
- c. Videotape or CD/DVD presentation; Facilitator present
- d. Webinar or similar; Coordinator present
- e. Other (describe) _____

5. Description of materials to be distributed (check/fill in all that apply):

a. Powerpoint handout: <input checked="" type="checkbox"/>	number of slides: 73
b. Other handouts: <input type="checkbox"/>	total pages:
c. CD/DVD: <input type="checkbox"/>	
d. Other (describe) _____	
e. None: <input type="checkbox"/>	

6. When are materials distributed?

- a. Sent before the program:
- b. Handed out at the program:
- c. Other (describe) _____

7. Required attachments (5 copies distributed as described below):

- a. Course description and outline including estimated time per section
- b. Brochure, if available
- c. Course Presenter(s) and credentials (include brief resumes and qualifications)
- d. Copies of all handouts and course materials
- e. Evaluation Form and method of evaluation (each program must be evaluated)

8. Instruction Time:

- a. Indicate the total minutes of instruction time: 90 minutes

Note: Breaks, meals and introductions should not be counted. A reasonable period of Q and A should be included and counted.

9. Method of Advertisement:

- a. Describe the ways in which you intend to let potential attendees know about this orientation program:

Email _____

10. Certification. By Submitting this application, the applicant agrees to:

- a. Allow in-person observation, without charge, of the Program by the SCPEAC Committee members. Any food, travel or lodging costs will be the responsibility of the Committee member(s).
- b. The applicant acknowledges that its approval for this Program may be withdrawn for violations of the regulations or failure to comply with the agreements and representations contained herein and as may be required by the SCPEAC.

i. Name of Organization: City of Myrtle Beach Planning

ii. Name of Representative: Allison Hardin

iii. Title: Planner

iv. Phone: 8439181059

v. Email: ahardin@cityofmyrtlebeach.com

vi. Signature: Allison Hardin

vii. Date: 09-11-15

Application and all Materials may be submitted in one of the following means:

1. Electronic submission to each of the committee members listed below via email; or
2. Hardcopy via U. S. Mail, 1 copy each to each committee member; or
3. Electronic submission of the application via email to all committee members, and submit hardcopy supporting materials via U.S. Mail to each member, if materials not available electronically.
4. Please cc all applications to the Chairman's assistant, Vicki Pfannenschmidt at vickip@hiltonheadislandsc.gov

To access committee members email and postal addresses visit the link below:

<http://www.scstatehouse.gov/scpeac/members.htm>

BASICS OF THE NFIP

Maria Cox Lamm, CFM – SC State Floodplain Coordinator, DNR

Section	Estimated Time
I. Basics of the NFIP	10 minutes
II. Map Adoption Procedure	10 minutes
III. Map Amendments Process	25 minutes
IV. Flood Insurance Basics	20 minutes
V. Ways to Decrease Flood Insurance Costs	10 minutes
VI. Questions	15 minutes (or more as needed)

BIO

Maria Cox Lamm is a Certified Floodplain Manager and serves as the State NFIP (National Flood Insurance Program) Coordinator of the Flood Mitigation Program in the South Carolina Department of Natural Resources, Land, Water and Conservation Division. She is responsible for the administration, coordination, and direction of all aspects of the South Carolina Flood Mitigation Program. She has been with the agency since July, 2004 and was previously the Associate Engineer in the SC Flood Mitigation Program. She has over 17 years of experience in the field of floodplain management. Maria graduated from North Carolina State University in 1998, and prior to working with the Flood Mitigation Program in South Carolina, she was employed by Wake County (North Carolina) Environmental Services in the Erosion, Flood and Stormwater Section.



Flood Mitigation Program:

Protecting Lives, Protecting Property

Floodplain Management, Mapping & Mitigation



Basics of the NFIP: Mapping and Flood Insurance

Maria Cox Lamm, CFM
State Coordinator



www.dnr.sc.gov/flood

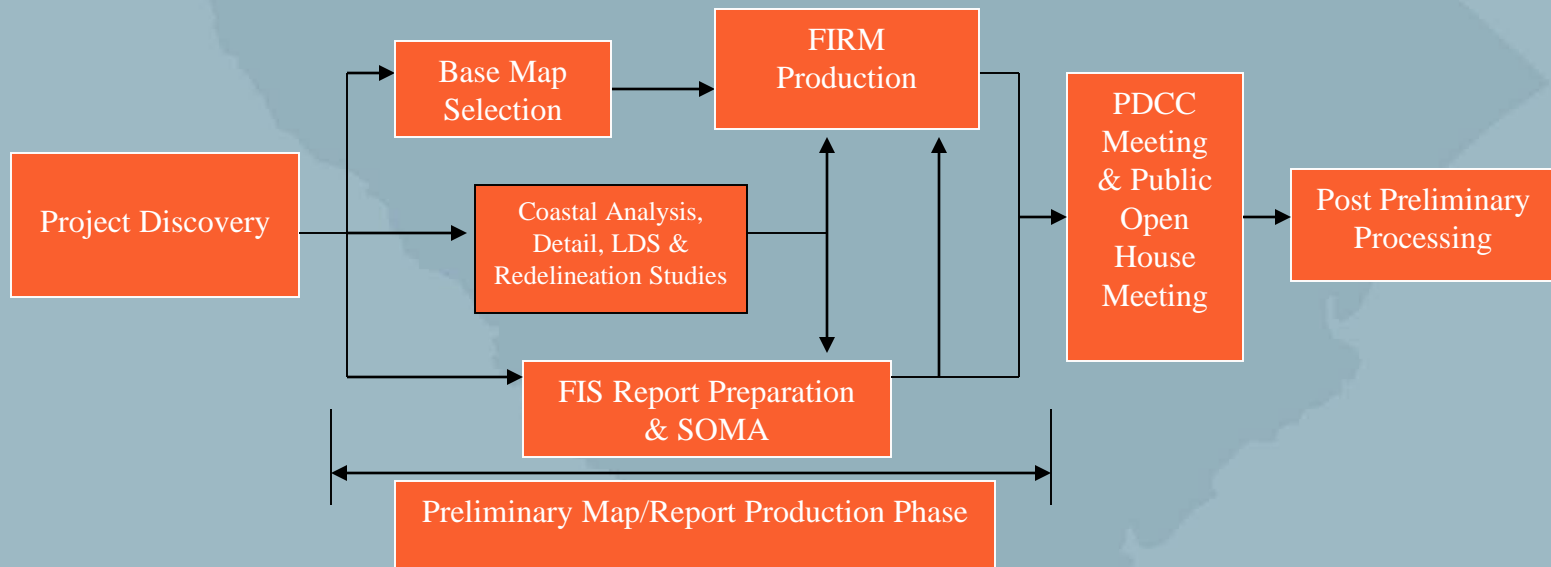
Terms to Know

- FIRM- Flood Insurance Rate Map
- Pre-FIRM-structure built prior to initial FIRM
- Post-FIRM-built after first FIRM or December 31, 1974, which ever is the later
- BFE- Base Flood Elevation
- CRS-Community Rating System
- SFHA-Special Flood Hazard Area

Basics of the NFIP

- Voluntary program
- Agreement between FEMA and the community
- Community adopts and enforces an ordinance and in return Federal Flood Insurance is made available

Typical Floodplain Mapping Study Phases



Map Modernization & Risk MAP Timelines

Map Modernization

2 - 3 years

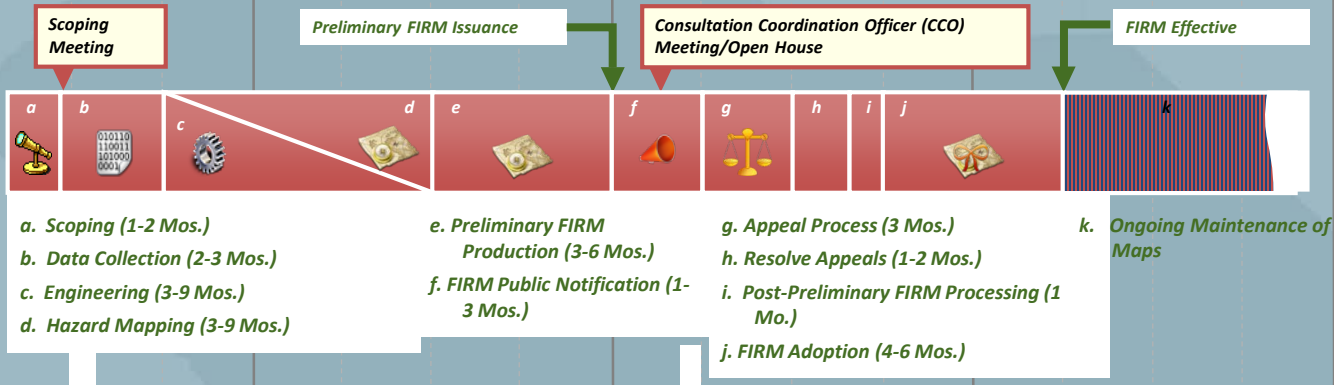
Year 1

Year 2

Year 3

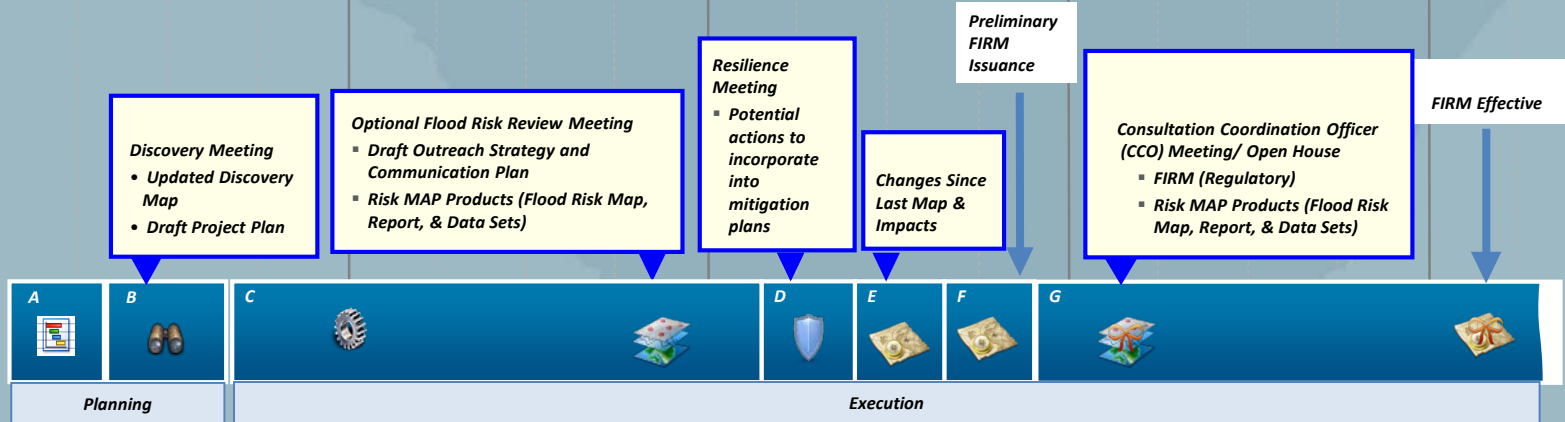
Year 4

Year 5



Risk MAP

3 - 5 years



A. Planning & Budgeting (3 Mos.)

B. Discovery (2-4 Mos.)

C. Data Development & Sharing (9-15 Mos.)

D. Risk Awareness & Mitigation Outreach (1-3 Mos.)

E. Proposed NFIP Map Changes & Impacts (1-3 Mos.)

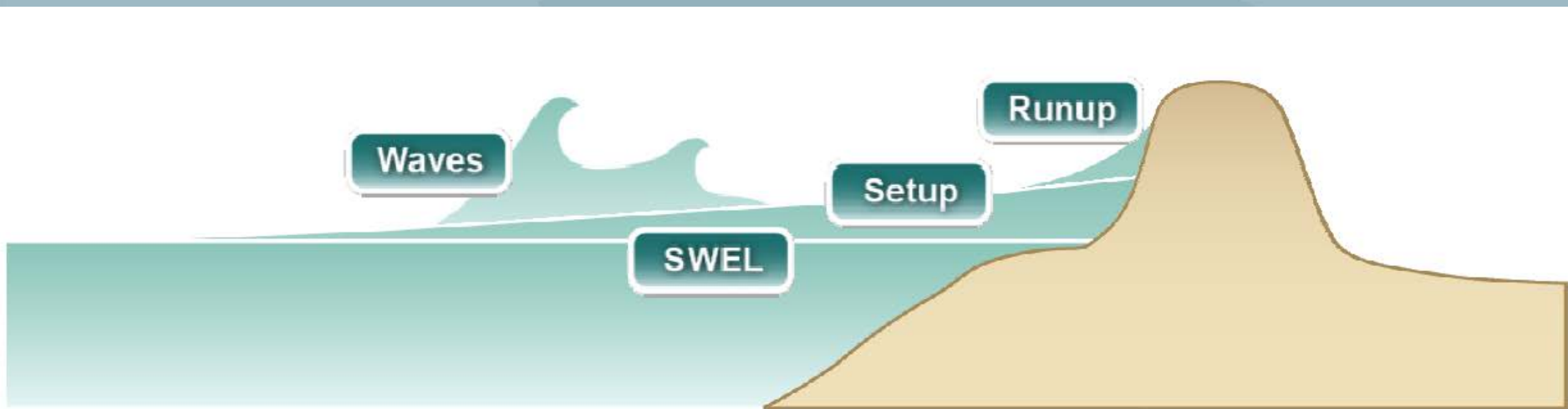
F. Preliminary NFIP Map Release & Mitigation Plan Path Forward (1-3 Mos.)

G. Due Process & Path Forward (9-15 Mos.)

Basic Elements of a Coastal Flood Study

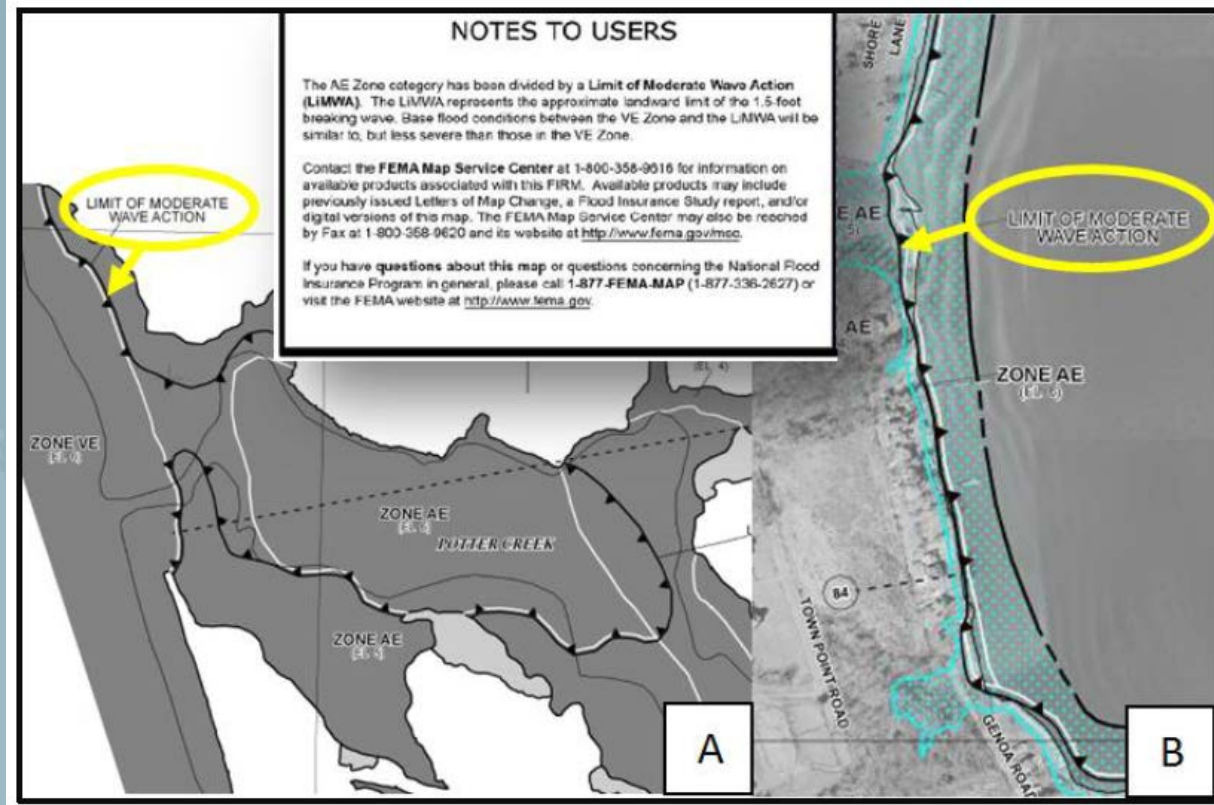
Base Flood Elevation (BFE) on FIRM includes 4 components:

1. Storm surge stillwater elevation (SWEL)
 2. Amount of wave setup
 3. Wave height above storm surge (SWEL) elevation
 4. Wave runup above storm surge elevation (where present)
- } Determined from storm surge model



Limit of Moderate Wave Action (LiMWA)

- FEMA Procedure Memorandum No. 50, 2008
- At present not a regulatory requirement
- No Federal Insurance requirements tied to LiMWA
- CRS benefit for communities requiring VE Zone construction standards in areas defined by LiMWA or areas subject to waves greater than 1.5 ft.

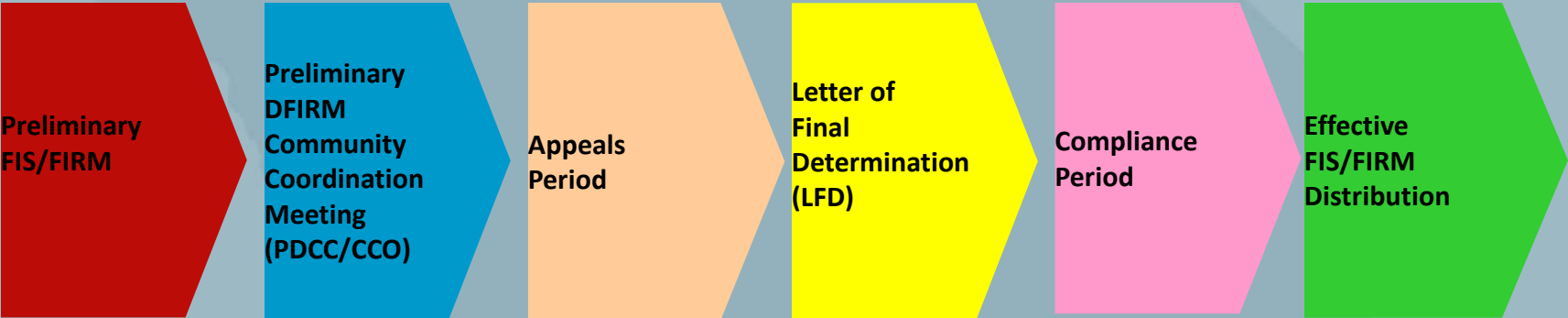


Primary Frontal Dune (PFD)



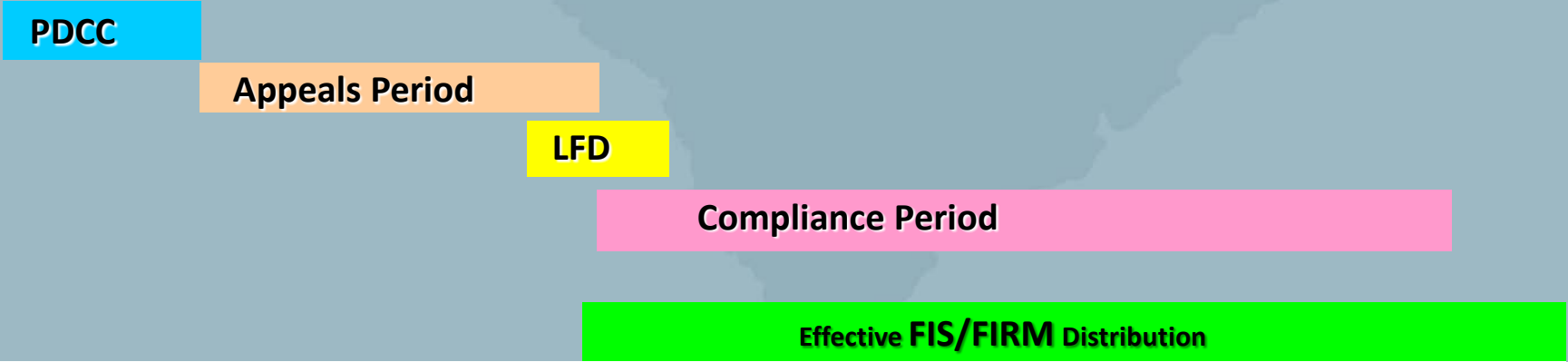
“a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms” –NFIP regulations

Post-Preliminary Process



1	2	3	4	5	6	7	8	9	10	11	12
NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT

X



Time frames may vary from study to study



Expanded Appeals Process

Previous Appeals Process:

- **Appeal:** a formal objection to the addition/modification of preliminary BFEs, subject to the due process requirements outlined in Part 67 of the NFIP regulations
- **Protest*:** an objection to a floodplain or regulatory floodway change
- **Comment*:** an objection to a base map feature change

**Inconsistently used: in some cases a comment may refer to an objection to a floodplain boundary or floodway change.*

Current Expanded Appeals Process:

- **Appeal:** a formal objection to the addition/modification of preliminary BFEs/flood depths, SFHA boundaries or zone designations, or regulatory floodway boundaries, subject to the due process requirements outlined in Part 67 of the NFIP regulations
- **Comment:** an objection to a base map feature change or any other non-appealable change
- **Protest:** No longer used

Process during the Compliance Period

- The SCDNR Flood Mitigation Program Staff will request a copy of the community's current effective Flood Damage Prevention ordinance to review for compliance.
- The Staff will review the community's ordinance using the FEMA Checklist for compliance and report the results to FEMA.
 - Notify the community of any amendments that need to be made to the ordinance.
- The community adopts the amended Flood Damage Prevention ordinance
 - submits a *true/certified copy* to SCDNR during the 6 month compliance period.
 - Flood Mitigation Staff reports adoption information to FEMA.
- FEMA can suspend communities from the Program for failure to adopt or for failure to maintain a floodplain management program.

Process during the Compliance Period

Automatic adoption clause is not valid in South Carolina.

Communities must:

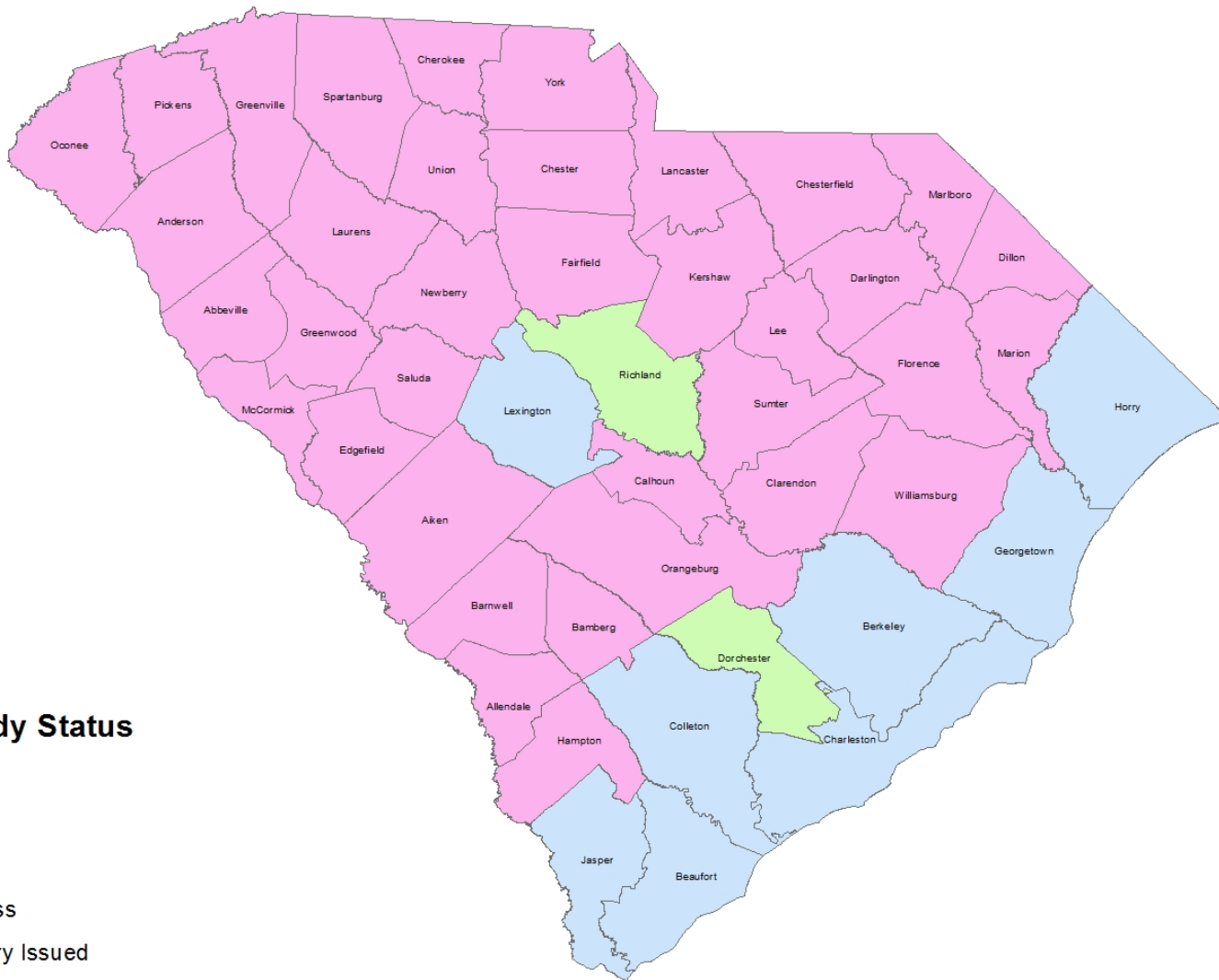
- Adopt the new flood map information.
- Remove the statement “any revisions thereto” from the existing ordinance.

Process during the Compliance Period

- FEMA determines which communities will be sent a 90-day reminder letter and if necessary, a 30-day suspension letter
- Failure to adopt – Notice published in the *Federal Register*.




Revalidation of LOMRs

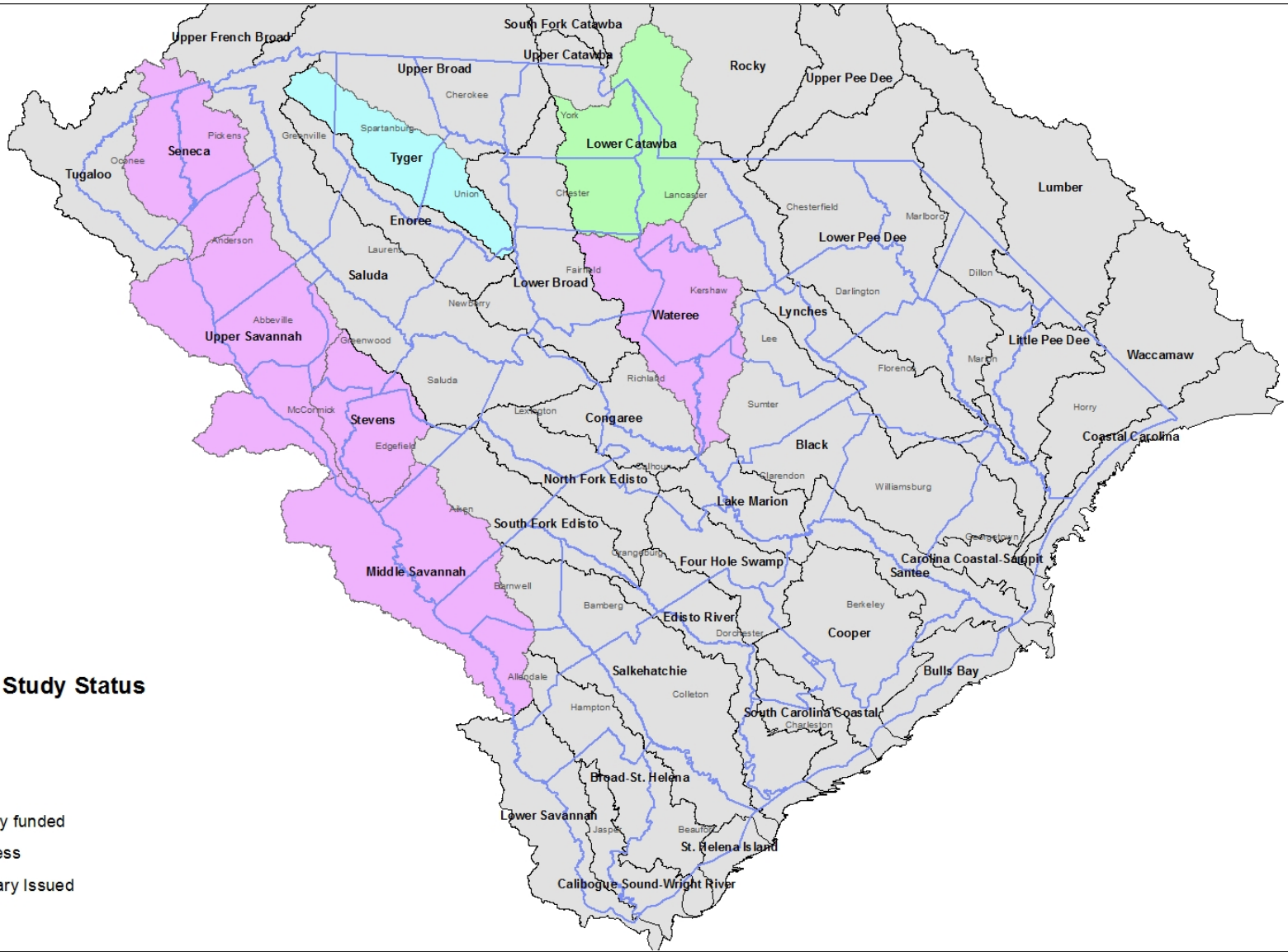
- Incorporated
 - LOMR reflected on the Preliminary FIRM and will remain in effect until revised FIRM becomes effective.
- Superseded
 - LOMR not reflected on Preliminary FIRM panels due to new detailed flood hazard information or information not sufficient to make a determination.
 - Reason Determination will be Superseded
 - Insufficient information available to make a determination.
 - Revised hydrologic and hydraulic analyses.
 - Revised topographic information.



County Study Status

COUNTY STATUS

-  Complete
-  In Progress
-  Preliminary Issued



Watershed Study Status

HUC8

Future

STATUS

Discovery funded

In Progress

Preliminary Issued

LOMCs

Letter of Map Changes

MT-EZ

Amendments to National Flood Insurance Program Maps

Application Form for Single Residential Structure Lot

FEMA Form 81-92 Series
August 2004



MT-1

Revisions to National Flood Insurance Program Maps

Application Forms and Instructions for Conditional and Final Letters of Map Amendment and Letters of Map Revision Based on Fill

FEMA Form 81-87 Series
February 2006



MT-2

Revisions to National Flood Insurance Program Maps

Application Forms and Instructions for Conditional Letters of Map Revision and Letters of Map Revision

FEMA Form 81-89 Series
February 2006



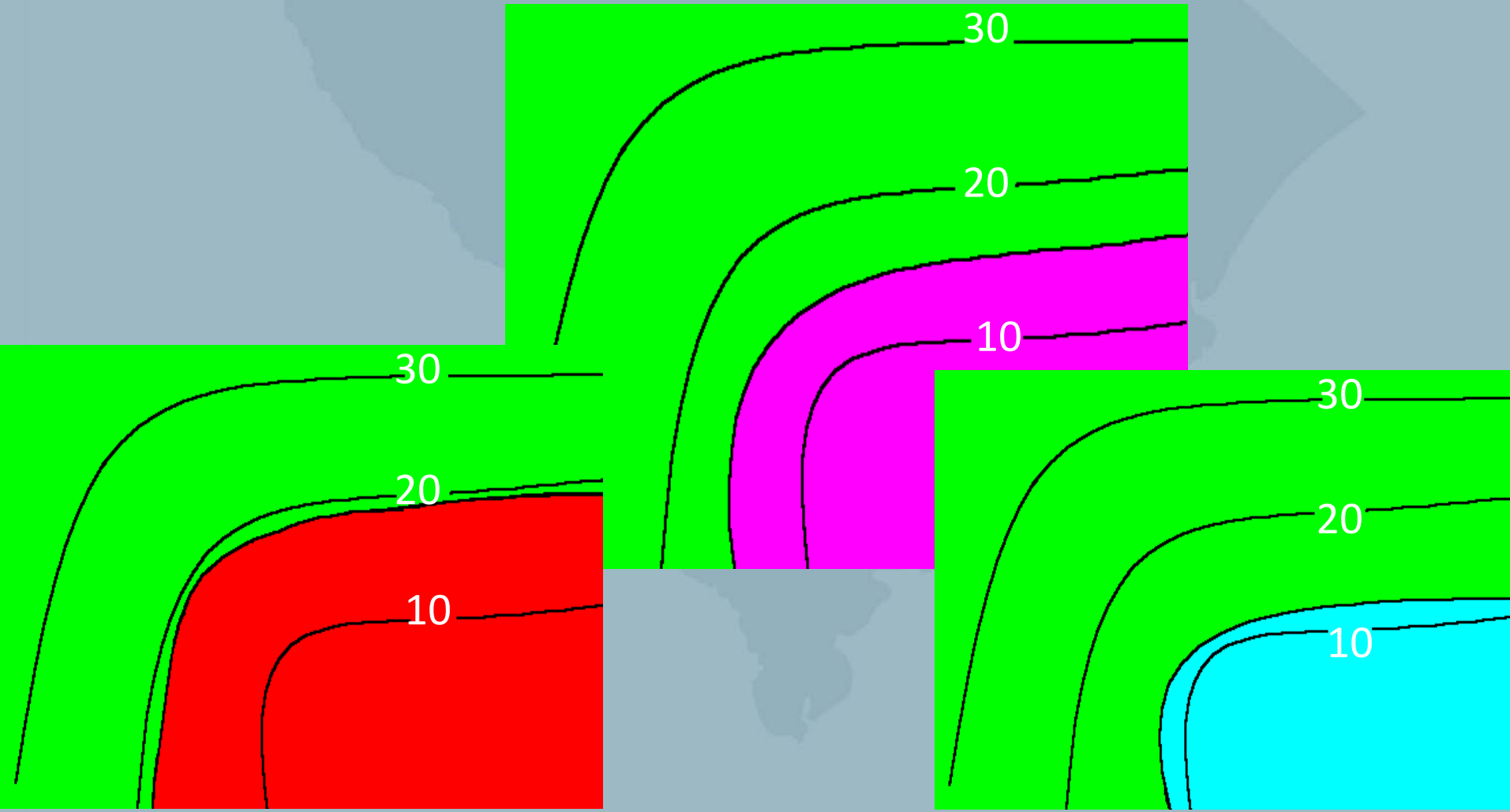
What is a LOMC?

A LOMC is a letter which reflects an official revision to an effective NFIP map. LOMCs are issued in stead of reissuing the effective map.

Types of LOMCs

- CLOMA/LOMA
- CLOMR-F/LOMR-F
- CLOMR/LOMR
- PMR

Where do you draw the BFE line for 15 feet?



CLOMA/LOMA

Conditional Letter of Map Amendment

A letter from FEMA stating that a proposed structure that is not to be elevated by fill would not be inundated by the 1% chance flood if built as proposed.

Letter of Map Amendment

A letter from FEMA stating that an existing structure or parcel of land that has not been elevated by fill would not be inundated by the 1% chance flood (map is incorrect).

CLOMR-F/LOMR-F

Conditional Letter of Map Revision (Based on Fill)

A letter from FEMA stating that a parcel of land or proposed structure that is to be elevated fill would not be inundated by the 1% chance flood if fill is placed on the parcel as proposed and the structure is built as proposed.

Letter of Map Revision (Based on Fill)

A letter from FEMA stating that an existing structure or parcel of land that has been elevated by fill would not be inundated by the 1% chance flood (fill place on lot).

CLOMR/LOMR

Conditional Letter of Map Revision

A letter from FEMA commenting on whether a proposed development, if built as proposed, would justify a map revision.

Letter of Map Revision

A letter from FEMA officially revising the current FIRM to show changes in the limits of floodplains, floodways, corporate limits, or the flood hazard risk zones.

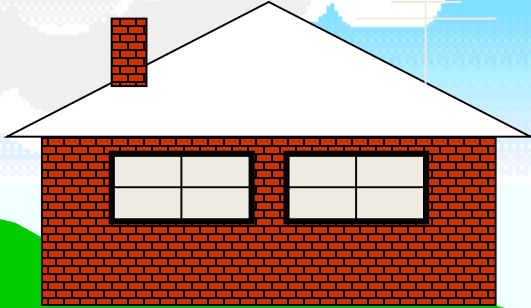
PMR

Physical Map Revision

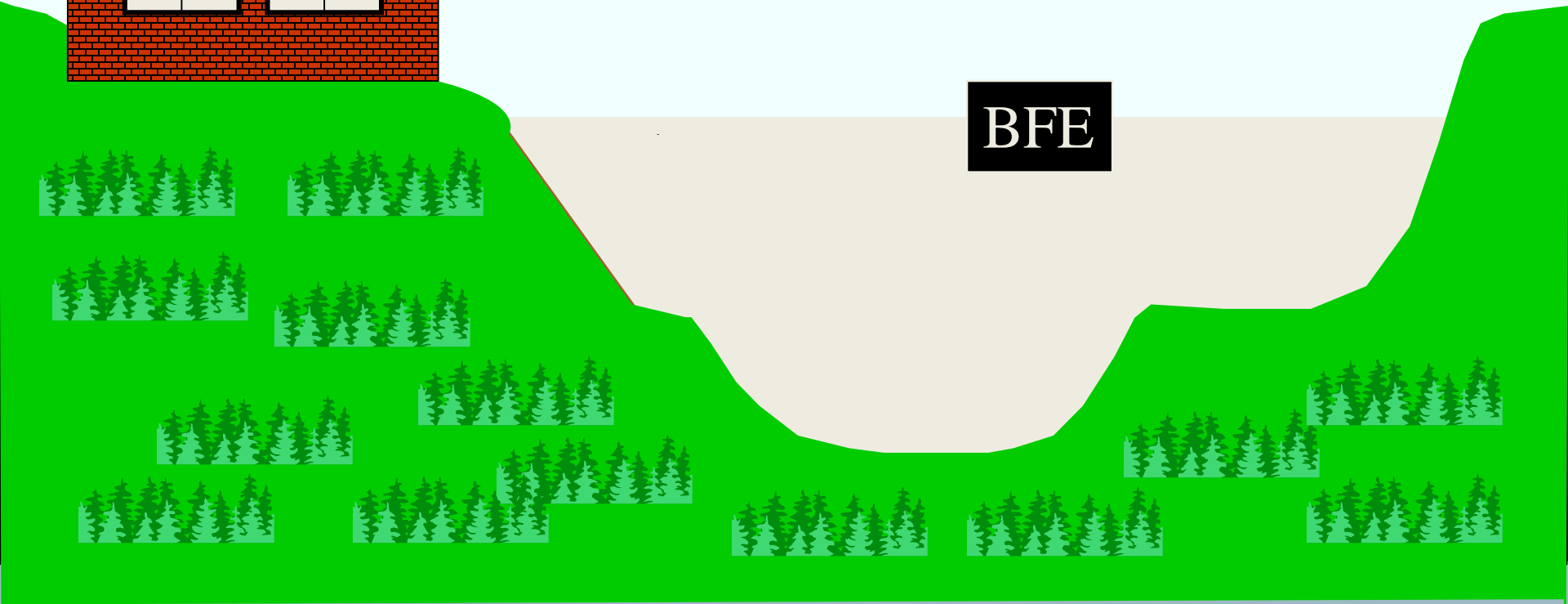
A reprinted FIRM incorporating changes to the limits of floodplains and/or floodways, corporate limits, or flood hazard risk zones.



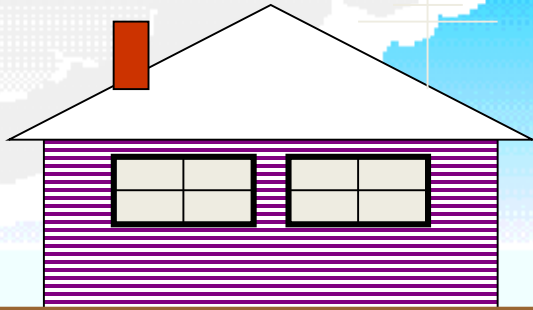
LOMA



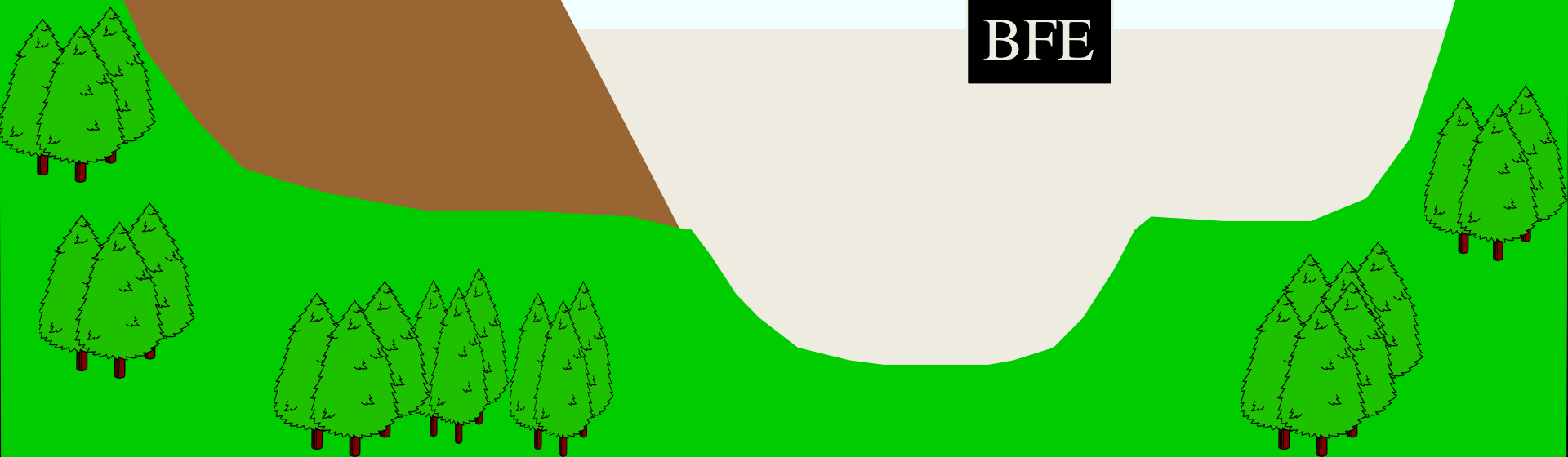
BFE

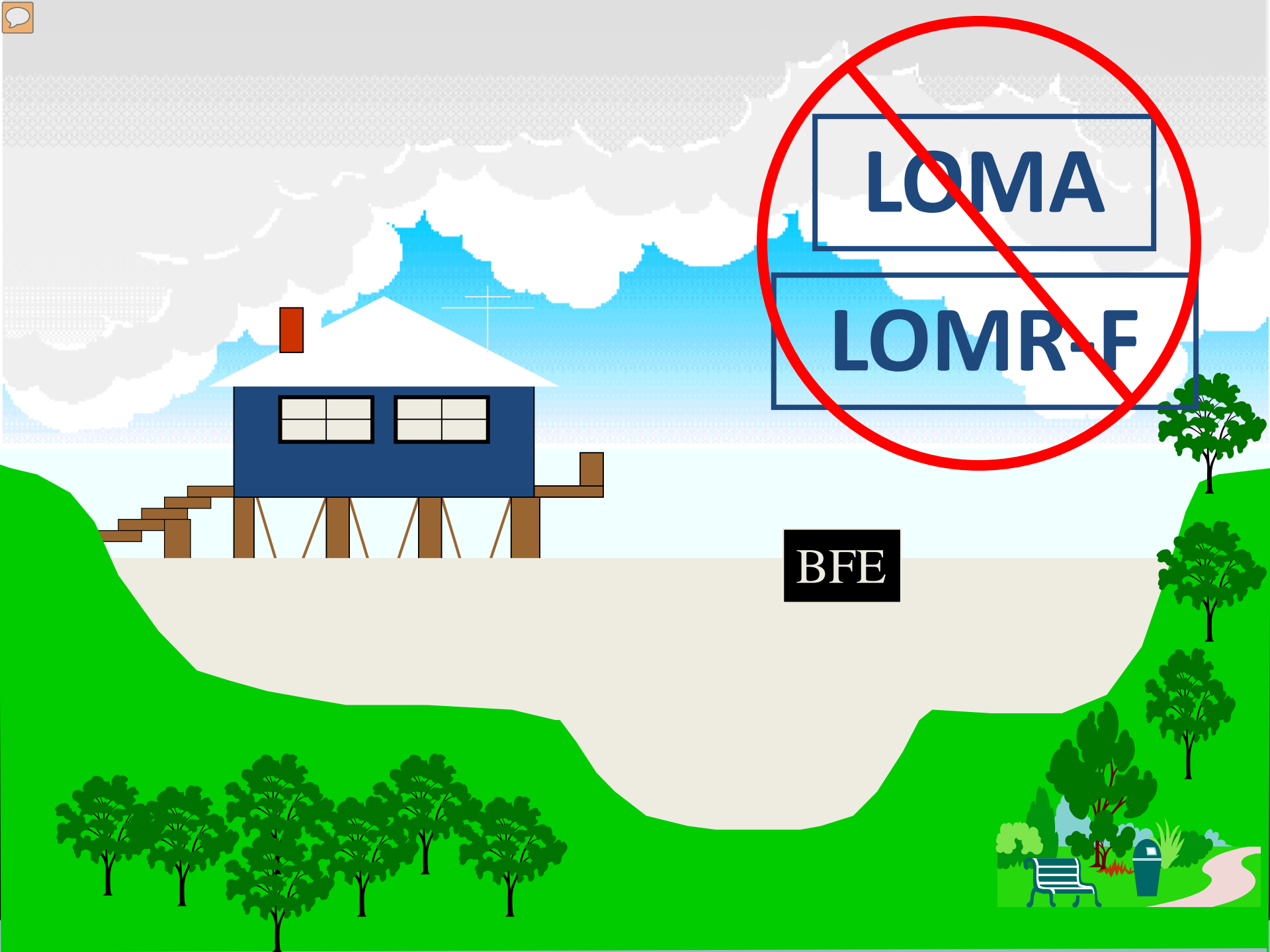


LOMR-F



BFE

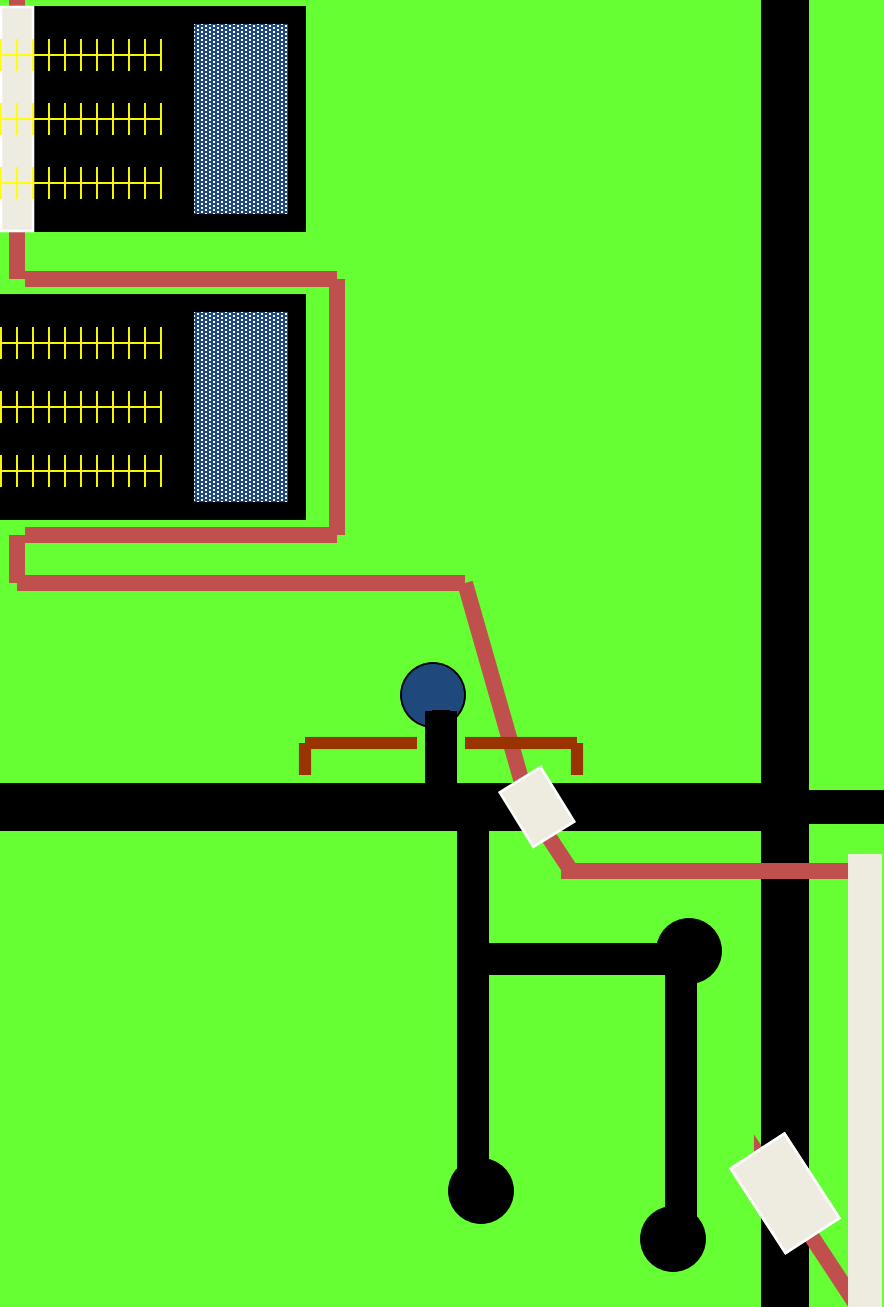
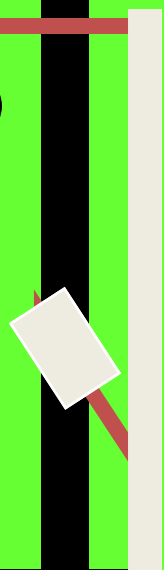
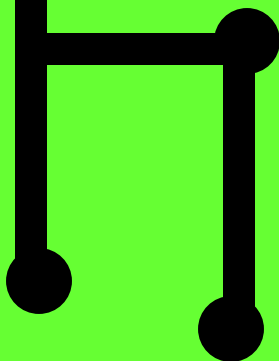
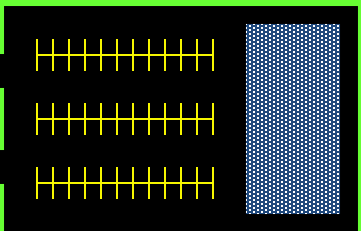
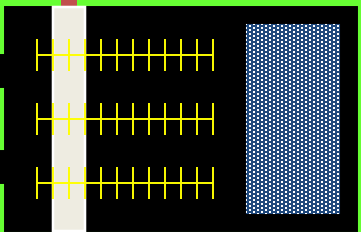




LOMA

LOMR-F

BFE



HOW TO SUBMIT FOR A LOMA

MT-EZ Form

- Can be used for single lot/structure
- Cannot be used for requests that include:
 - Multiple lots/structures
 - Proposed structures or fill
 - Changes to the BFEs or floodways

HOW TO SUBMIT FOR A LOMA OR LOMR-F

MT-1 Form

- Can be used for requests involving
 - Single- or multiple- lots/structures
 - Proposed structures or fill
- Cannot be used for requests involving changes to the base flood elevation

LOMR

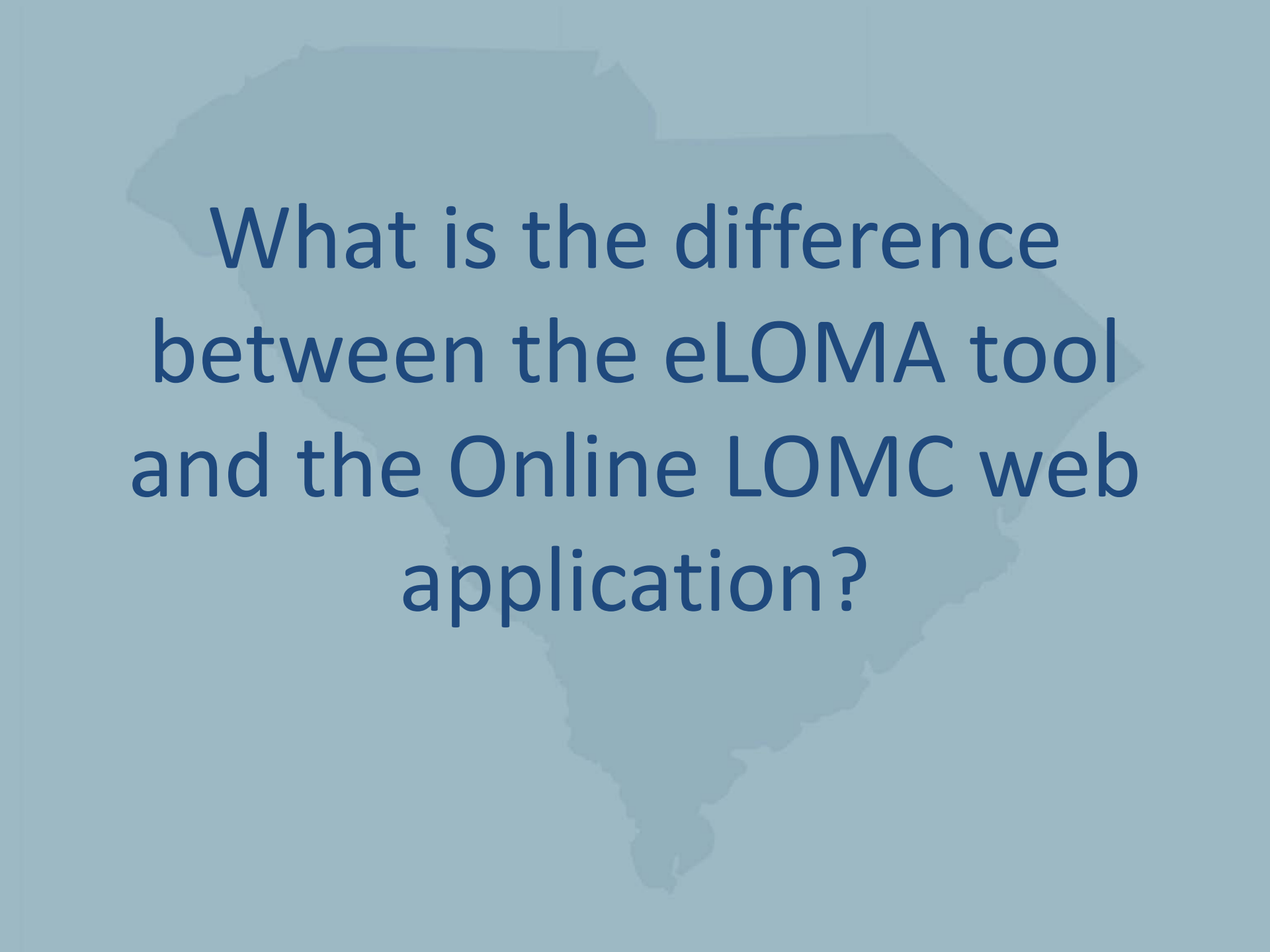
When community's BFEs increase or decrease resulting from physical changes affecting floodplain, community must notify FEMA by submitting technical or scientific data within 6 months.

LOMR

MT-2 Forms

- More Complex Map Changes
- Not Usually Lot or Structure Specific
- Typically Involves H&H Analysis

In SC, must be a Licensed Professional Engineer to certify any engineering work .



What is the difference
between the eLOMA tool
and the Online LOMC web
application?

eLOMA

FEMA designed the eLOMA tool to allow licensed professionals (surveyors and engineers) to submit simple LOMA applications on behalf of property owners.



Online LOMC

- The Online LOMC web application is available to any applicant that would like to submit a LOMA request directly to FEMA and does not require a surveyor or engineer to submit. The Online LOMC web application is an alternative to the MT-1 form.

Fees

REQUESTS FOR SINGLE-LOT, SINGLE-STRUCTURE MAP CHANGE	PAPER FORM FEE	ONLINE LOMC FEE
Single-Lot or Single-Structure LOMA	Free	Free
Single-Lot/Single-Structure CLOMA and CLOMR-F	\$600	\$500
Single-Lot/Single-Structure LOMR-F	\$525	\$425
Single-Lot/Single-Structure LOMR-F Based on As-Built Information (CLOMR-F previously issued by FEMA)	\$425	\$325
REQUESTS FOR MULTIPLE-LOT/MULTIPLE-STRUCTURE MAP CHANGES	PAPER FORM FEE	ONLINE LOMC FEE
Multiple-Lot/Multiple-Structure LOMA	Free	Free
Multiple-Lot/Multiple-Structure CLOMA	\$800	\$700
Multiple-Lot/Multiple-Structure CLOMR-F and LOMR-F	\$900	\$800
Multiple-Lot/Multiple-Structure LOMR-F Based on As-Built Information (CLOMR-F previously issued by FEMA)	\$800	\$700

Fees Cont.

REQUESTS FOR MAP CHANGES REQUIRING SPECIAL TECHNICAL REVIEW	PAPER FORM FEE	ONLINE LOMC FEE
CLOMR Based on New Hydrology, Bridge, Culvert, Channel or Combination Thereof	\$6,750	\$6,500
CLOMR Based on Levee, Berm or Other Structural Measures	\$7,250 (plus \$60/hr)	\$7,000 (plus \$60/hr)
LOMR Based on Bridge, Culvert, Channel, Hydrology, or Combination Thereof	\$8,250	\$8,000
LOMR Based on Levee, Berm or Other Structural Measures	\$9,250 (plus \$60/hr)	\$9,000 (plus \$60/hr)
LOMR Based on As-Built Information Submitted as a Follow-up to a CLOMR	\$8,250	\$8,000
LOMR Based Solely on Submission of More Detailed Data	Free	Free
LOMR/CLOMR Based on Structural Measures on Alluvial Fans	\$7,250 (plus \$60/hr)	\$7,000 (plus \$60/hr)

REQUESTS FOR MAPPING OF PHYSICAL MAP REVISIONS (PMRS)	PAPER FORM FEE	ONLINE LOMC FEE
PMR Based Solely on Submission of More Detailed Data	Free	Free
PMR Based on a Bridge, Culvert, Channel, Hydrology, or Combination Thereof	\$8,250 (plus \$2,500 per FIRM panel)	\$8,000 (plus \$2,500 per FIRM panel)
PMR Based on As-Built Information Submitted as a Follow-Up to a CLOMR	\$8,250 (plus \$2,500 per FIRM panel)	\$8,000 (plus \$2,500 per FIRM panel)
PMR Based on a Levee, Berm, or Other Structural Measure	\$9,250 (plus \$60/hr and \$2,500 per FIRM panel)	\$9,000 (plus \$60/hr and \$2,500 per FIRM panel)
PMR Based on Structural Measures on Alluvial Fans	\$7,250 (plus \$60/hr and \$2,500 per FIRM panel)	\$7,000 (plus \$60/hr and \$2,500 per FIRM panel)

Fee Exemptions for Map Change Requests

In accordance with Section 72.5 of the NFIP regulations, review and processing fees are not required for the following types of map change requests:

- Map changes based on mapping or study analysis errors
- Map changes based on the effects of natural changes within the Special Flood Hazard Area (SFHA)
- Requests for LOMAs
- Federally sponsored flood-control projects where 50 percent or more of the project's costs are federally funded
- Map changes based on detailed hydrologic and hydraulic studies conducted by federal, state or local agencies to replace approximate studies conducted by FEMA and shown on the effective Flood Insurance Rate Map (FIRM)
- Map changes based on flood hazard information meant to improve upon that shown on the flood map or within the flood study. *NOTE: Improvements to flood maps or studies that partially or wholly incorporate manmade modifications within the SFHA will not be exempt from fees*

In accordance with the Homeowner Flood Insurance Affordability Act of 2014 (Public Law 113-89, section 22), a requester shall be exempt from submitting a review or processing fee for a request for a Flood Insurance Rate Map (FIRM) change based on a project where: (1) the primary purpose is habitat restoration; and (2) where the project is funded in whole or in part with Federal or State funds. This exemption includes projects for dam removal, culvert redesign or installation or the installation of fish passage. For the purposes of this exemption, "habitat restoration" will have the same meaning as the term as it appears in the Partners for Fish and Wildlife Act, 16 USC § 3772 (5).



Remember

FIRMs

are always firm!!!

LOMA & LOMR

Frequently Asked Questions

When Can I Expect my LOMA or LOMR?

- Notification of Completeness (all data received) within 3 weeks.

LOMA & LOMR

Frequently Asked Questions

When Can I Expect my LOMA or LOMR?

- LOMA - Once all data is received, response within 60 days.
- LOMR-F & LOMR - Once all data is received, response within 90 days.

LOMA & LOMR

Frequently Asked Questions

What is the allowable increase in the BFE?

- Without Floodway - 1.0 foot
- With Floodway - 0.00 foot

Flood Insurance Update



The Biggert-Waters Flood Insurance Reform Act of 2012

- On July 6, 2012, President Obama signed the Biggert-Waters flood Insurance Reform Act of 2012 into law
 - Subsidies (Pre-FIRM rates) to be phased out
 - Non-primary residences
 - Business properties
 - Severe repetitive loss properties (1-4 residences) and properties where claims payments exceed fair market value
 - New policies to be issued at full-risk rates
 - After the sale/purchase of a property
 - After a lapse in insurance coverage
 - After substantial damage/improvement
 - For properties uninsured as of BW-12 enactment
 - Grandfathered rates planned to be phased out over 5 years

Why was this such a big deal?



“A ZONE” EXAMPLE

PREMIUM AT 4 FEET BELOW
BASE FLOOD ELEVATION

\$9,500/year
\$95,000/10 years



BFE

PREMIUM AT
BASE FLOOD ELEVATION

\$1,410/year
\$14,100/10 years



BFE

PREMIUM AT 3 FEET ABOVE
BASE FLOOD ELEVATION

\$427/year
\$4,270/10 years



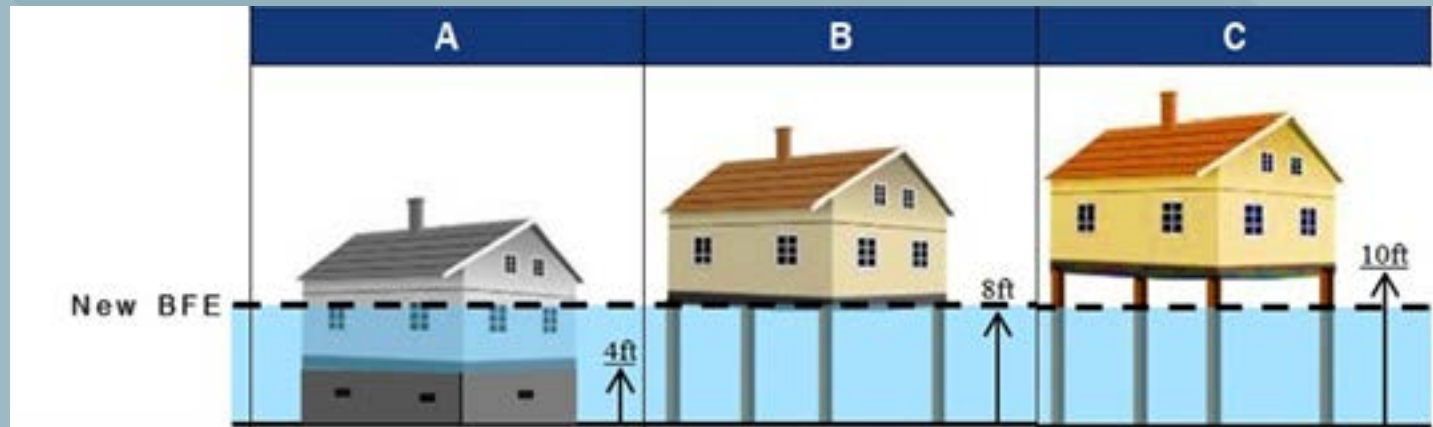
BFE

Homes built below BFE could be hit hard by an increase to full-risk rates

Elevating 3 feet above the BFE could lower premiums significantly!

“V ZONE ” EXAMPLE

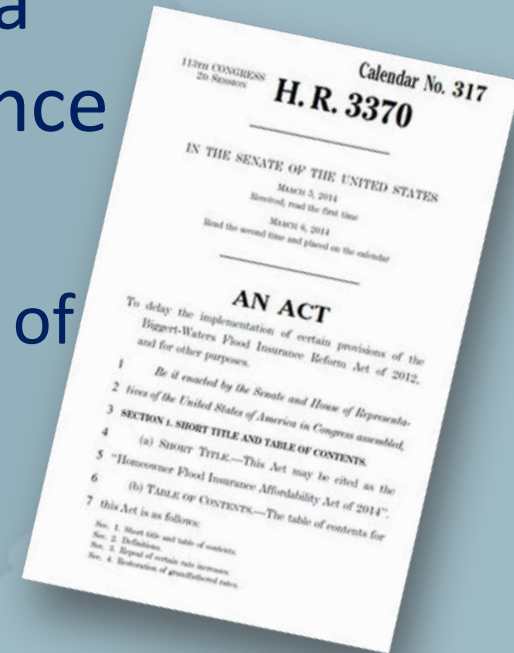
(NEW BFE SHOWS 4’ HIGHER RISK)



Flood Insurance Costs	4 ft below BFE	At the BFE	2 ft above the BFE
Flood Insurance/yr	\$31,500	\$ 7,000	\$ 3,500
Peace of Mind	☹️	😊	😊

Homeowners Flood Insurance Affordability Act

- On March 21, 2014, President Obama signed the Homeowner Flood Insurance Affordability Act of 2014 into law.
 - Repeals and modifies certain provisions of BW-12
 - Makes additional program changes
 - Leaves some parts of BW-12 intact.
- Policyholders SHOULD NOT cancel policies!



So...What Are The Changes

Average
Rate Classes
Limited to
15%

Individuals
Limited to
18%

Mandatory
Increases
for Certain
Subsidized
Policy-
holders
(Pre-FIRM)
25%

Premium Increase Caps

Pre-FIRM Homes in Zone A, D, V

- **Primary Residences**

- Rates increase up to 15-18% a year;
- April 1, 2015 – average increase is 14%
- Policy and rate can be transferred at sale



Pre-FIRM Buildings in Zone A, D, V

- **Receive 25% Annual Increase Until Full-Risk Rated**
 - Non-primary Residences
 - Repetitively Flooded Buildings
 - Substantially Improved Buildings
 - Businesses
 - Becomes effective April 1, 2016



Determining Full-Risk Rate

- Obtain an Elevation Certificate (EC)
- Ask their insurance agent to rate using EC
- Estimate when 25% Phase-in = Full-Risk Premium

15%=8,700+
in 8 years

Example 1*: LFE-BFE = -3' Full-Risk Premium = \$8,316



Example 2*: LFE-BFE =0' Full-Risk Premium = \$1,874

RATE USING FULL-RISK RATES!

*Pre-FIRM Zone AE, Slab, **Secondary Home**, \$200K/\$80K (Building/Contents); April 2014;
excludes HFIAA Surcharge

Surcharges – Started April 1, 2015

Annual surcharges applied:

- \$25 for primary residences
- \$250 for all other buildings
- Included on **ALL** policies until **ALL** pre-FIRM subsidies are eliminated
- Surcharge revenue goes into the NFIP Reserve Fund
- Surcharges are *not* subject to premium increase caps



Surcharge Impact

RENEWAL EXAMPLES*

Post-FIRM Secondary Home-Zone AE+1

\$855 – premium
\$ 68 – 8% rate increase (example)
+\$250 – surcharge
\$1,173 – **37% increase**

Pre-FIRM Secondary Home-Zone AE

\$2,968 – premium
\$ 752 – 25% phase-in
+\$ 250 – surcharge
\$3,960 – 33% increase (**~\$1,000**)

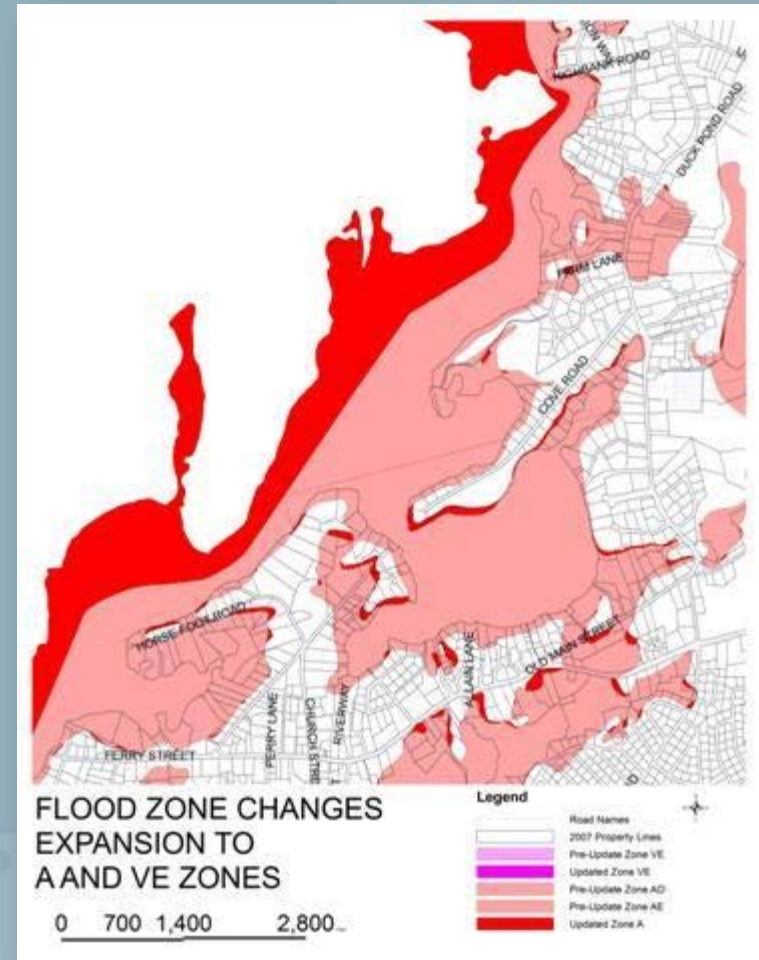
Secondary Home-Zone X

\$390 – premium
- \$ 10 – 2.5% rate decrease
+\$250 – surcharge
\$630 – **62% increase**

*\$200K/\$80K Building/Contents; April 2014 Rates

Grandfathering

- HFIAA restores FEMA's ability to grandfather properties into lower risk classes .
- For newly identified properties, the law sets first year premiums at the same rate offered to properties located outside the SFHA (Preferred Risk Policy rates).
- With limited exceptions, flood insurance premiums cannot increase more than 18 percent annually.



Newly Mapped Scenarios

SCENARIO

Newly mapped into the SFHA
on/after **04/01/2015**

ACTION TO TAKE

Properties Newly Mapped Rate if covered within 12
months of the map revision date

Buy PRP before the map changes; get two years at PRP rates instead of one!

Other April 2015 Changes

- **New \$10K Deductible for Home & Contents**
- **Reserve Assessments**
 - Increased from 5% to 15% for most policies, including Newly Mapped Properties getting PRP rates
 - PRP Reserve Assessment increased from 0% to 10%
 - Are part of rate cap, so many rates see little increase
- **Federal Policy Fee**
 - PRP stays at \$22
 - Newly Mapped Properties get \$45
 - All others at \$45



What's Next





Future Lender Implementation

- October 1, 2015 – Federal *mandatory* purchase requirement will not apply to detached structures in SFHAs
- January 1, 2016 – Regulated lending institutions must escrow flood insurance premiums and fees on new loans and give the option to existing ones
- Private Flood Insurance - TBD



Future NFIP Implementations

November 1, 2015

- BW-12 Section 205 - **New procedure/ definitions for identifying Business Properties**, Small Businesses, Non-Profits, House of Worship
- Including Specific Rating Guidelines in the NFIP Manual
- 20+ New Questions added to application

What about Historic Buildings?

Historic Buildings are not exempt from BW-12 or HFIAA 2014 and must be rated accordingly.

What does this mean?

These policies will move to full risk rates even though they qualified for a variance from the elevation requirements of the Code of Federal Regulations.





Saving Money on Flood Insurance

FEMA programs to help owners reduce their risk and save money on flood insurance

- Community-wide discounts through the Community Rating System (CRS)
- FEMA grant programs support rebuilding and relocating
- Use of higher deductibles to lower premium costs

But the smartest way to save may be to build higher

Elevation Lowers Premiums





Promote Discussion about Mitigation

- Addresses “it can’t happen here.”
 - In 2012 survey, 31% thought their community was at risk for flooding
 - Only 12% thought their home was at risk
- Infuses mitigation into the insurance discussion
 - The best way to reduce your insurance costs is to mitigate
 - Know mitigation programs available
 - Increased Cost of Compliance (ICC) may be available for structures substantially damaged by flood - up to \$30,000
 - Community Rating System - discounts of 5-45 percent
 - Hazard Mitigation Assistance (e.g., elevation, flood-proofing, relocation, demolition)
 - Go above and beyond the current standards (adopt higher regulatory standards into the ordinance)

“Every foot matters in insurance costs and in safety”

Moving forward

- Elevation Certificates
 - Very important to obtain and maintain
 - Required to rate policies based off of elevation
 - Rates based off of elevation can be lower than subsidized rates

Ways to Decrease Flood Insurance Cost

- Flood Openings
- Elevating equipment
- Removal of obstructions under V Zone Buildings
- Limit enclosures under elevated buildings to 299 square feet or less
- Grant opportunities – elevation, floodproofing (non-residential), etc.
- Ramps vs Elevators
- Removal of illegal enclosures
- Verify policy information - flood zone, building description, CRS discount, etc.

Example – EC submitted prior to CO

- A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL
- A5. Latitude/Longitude: Lat. 32-54-45.9 Long. 79-49-33.3 Horizontal Datum: NAD 1927 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 6
- A8. For a building with a crawlspace or enclosure(s):
- a) Square footage of crawlspace or enclosure(s) 84 sq ft
 - b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 4
 - c) Total net area of flood openings in A8.b 672 sq in
 - d) Engineered flood openings? Yes No
- A9. For a building with an attached garage:
- a) Square footage of attached garage N/A sq ft
 - b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
 - c) Total net area of flood openings in A9.b N/A sq in
 - d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number TOWN OF MT PLEASANT 455417		B2. County Name CHARLESTON		B3. State SOUTH CAROLINA	
B4. Map/Panel Number 45019C 0535	B5. Suffix J	B6. FIRM Index Date 11-17-2004	B7. FIRM Panel Effective/Revised Date 11-17-2004	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 11

- B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
- FIS Profile FIRM Community Determined Other (Describe) _____
- B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____
- B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
- Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
- *A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized SC VRS Vertical Datum NGVD 29

Conversion/Comments _____

Check the measurement used.

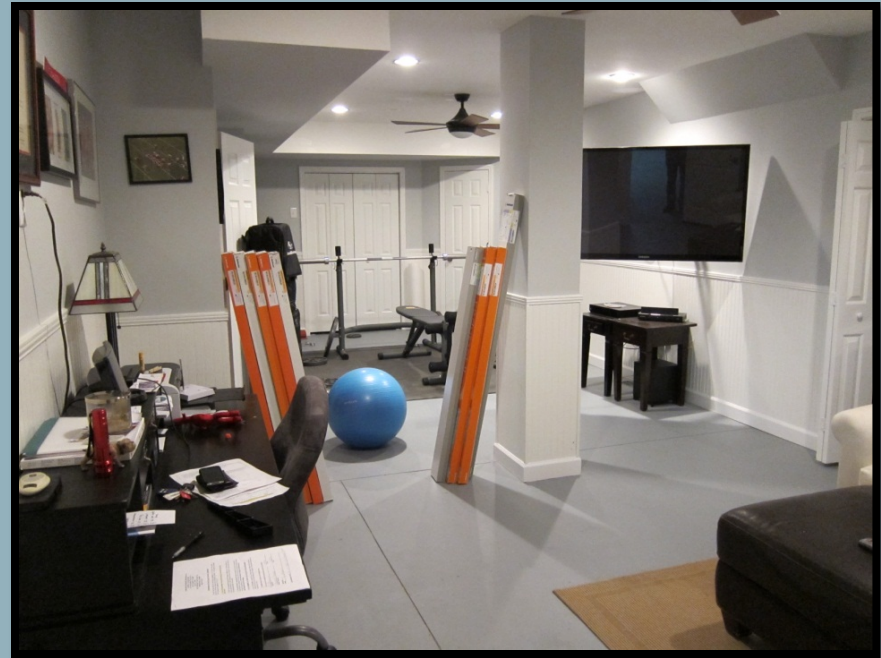
- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 8.4 feet meters (Puerto Rico only)
- b) Top of the next higher floor 17.96 feet meters (Puerto Rico only)
- c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet meters (Puerto Rico only)
- d) Attached garage (top of slab) 8.4 feet meters (Puerto Rico only)
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 14.6 feet meters (Puerto Rico only)
- f) Lowest adjacent (finished) grade next to building (LAG) 8.0 feet meters (Puerto Rico only)
- g) Highest adjacent (finished) grade next to building (HAG) 8.4 feet meters (Puerto Rico only)
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 8.0 feet meters (Puerto Rico only)

Before



Example – Photos Before & After

After




Example – EC submitted during construction

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER MT. PLEASANT 455417		B2. COUNTY NAME CHARLESTON		B3. STATE SC	
B4. MAP AND PANEL NUMBER 455413 - 0175	B5. SUFFIX F	B6. FIRM INDEX DATE OCT 17, 1986	B7. FIRM PANEL EFFECTIVE/REVISED DATE APRIL 17, 1987	B8. FLOOD ZONE(S) A 2	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) ELEV 11
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe): _____					
B11. Indicate the elevation datum used for the BFE in B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe): _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____					
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)					
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input checked="" type="checkbox"/> Building Under Construction* <input type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.					
C2. Building Diagram Number <u>15</u> (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building; provide a sketch or photograph.)					
C3. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO Complete Items C3.a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion. Datum <u>NGVD 29</u> Conversion/Comments _____					
Elevation reference mark used <u>WADE SURV BM</u> Does the elevation reference mark used appear on the FIRM? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
<input type="checkbox"/> a) Top of bottom floor (including basement or enclosure)	<u>17.1</u>	ft(m)			
<input type="checkbox"/> b) Top of next higher floor	<u>NA</u>	ft(m)			
<input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only)	<u>NA</u>	ft(m)			
<input type="checkbox"/> d) Attached garage (top of slab)	<u>6.6</u>	ft(m)			
<input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area.)	<u>NA</u>	ft(m)			
<input type="checkbox"/> f) Lowest adjacent (finished) grade (LAG)	<u>5.3</u>	ft(m)			
<input type="checkbox"/> g) Highest adjacent (finished) grade (HAG)	<u>6.2</u>	ft(m)			
<input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade	<u>NA</u>				
<input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3.h	<u>NA</u>	sq. in. (sq. cm)			

License Number, Embossed Seal, Signature, and Date

7/10/02



Example – Ground Floor Photos



QUESTIONS?

