

7.7. FLOODPLAIN PROTECTION MEASURES

IS YOUR BUILDING SITE ABOVE THE BASE FLOOD ELEVATION?

If your land is shown on the floodplain map as being in the regulatory floodplain, but your building site is higher than the BFE, get a licensed land surveyor or a registered professional engineer to prepare an Elevation Certificate (EC). Submit the EC along with a Letter of Map Amendment to FEMA to verify that your property is above the BFE. If approved, it could remove the mandatory federal requirement to purchase flood insurance if you have a federally backed mortgage.

FREEBOARD: BUILD ABOVE THE BASE FLOOD ELEVATION (BFE)

Want to save some money and have peace of mind at the same time? Add Freeboard to build higher than the minimum elevation requirement. Freeboard is a factor of safety, usually one, two or even three feet above the BFE. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the BFE.

Annual Flood Insurance Cost If you have:

- a post-FIRM structure
- in an AE Zone
- with \$250,000 structural coverage (maximum)
- with \$100,000 contents (maximum)

The approximate annual cost for flood insurance:

- +3 ft. \$500
- +2 ft. \$550
- +1 ft. \$700
- BFE \$1,100
- -1 ft. \$5,000
- -2 ft. expensive (submit for rate)

This is hypothetical and flood insurance premiums change annually, however, it illustrates the value in building above the Base Flood Elevation.

While building owners will save insurance money if they elevate above the BFE, the cost of insurance can more than double if a building is only one foot below the BFE.

In this case, the community may be able to grant a variance, however, the owner will most likely be required to buy insurance.