

**BOROUGH OF BEACH HAVEN - 2018**  
**FLOOD INSURANCE PURCHASE REQUIREMENT**

Long Beach Island will be facing nor'easters, hurricanes, and winter storms. Tidal flooding is a real concern and all homeowners should have flood insurance. For more information on the National Flood Insurance Program call 800-427-4661. For an agent in your area call 800-720-1093 or visit <http://www.floodsmart.gov>. Flood insurance is available to all Borough residents and renters even if the property has been flooded in the past.

Flood insurance rate maps are on file in the Borough Building Department. For a determination of your flood zone, or for a personal consultation on flood mitigation and retrofitting of your flood prone home please call 609-492-0909.

**NFIP:** This community participates in the National Flood Insurance Program (NFIP). The NFIP makes federally backed flood insurance available for all buildings, whether they are in a floodplain or not. Flood insurance covers direct losses caused by surface flooding, including a river flowing over its banks, a lake or ocean storm, and local drainage problems.

The NFIP insures buildings, including mobile homes, with two types of coverage: structural and contents. Structural coverage is for the walls, floors, insulation, furnace, and other items permanently attached to the structure. Contents coverage may be purchased separately provided the contents are in an insurable building.

**Mandatory Purchase Requirement:** The mandatory purchase requirement applies to all forms of federal or federally related financial assistance for buildings located in a Special Flood Hazard Area (SFHA). This requirement affects loans and grants for the purchase, construction, repair, or improvement of any publicly or privately owned building in the SFHA, including machinery, equipment, fixtures and furnishings contained in such buildings.

Financial assistance programs affected include loans and grants from agencies such as the Department of Veterans Affairs, Farmers Home Administration, Federal Housing Administration, Small Business Administration, and FEMA. The requirement also applies to secured mortgage loans from financial institutions such as commercial lenders, savings and loan associations, savings banks, and credit unions, which are regulated, supervised or insured by federal agencies such as the Federal Deposit Insurance Corporation and the Office of Thrift Supervision. It also applies to all mortgage loans purchased by Fannie Mae or Freddie Mac in the secondary mortgage market.

**How it Works:** Before a person can receive a loan or other financial assistance from one of the affected agencies or lenders, there must be a check to see if the building is in an SFHA. The SFHA is the base (100-year) floodplain mapped on a Flood Insurance Rate Map (FIRM). It is shown as one or more zones that begin with the letter "A" or "V".

Copies of the FIRM are available for review in the **Building Department and the Borough Clerks office**. Many lenders and insurance agents also have copies. It is the agency's or the lender's responsibility to check the FIRM to determine if the building is in an SFHA, although many communities provide assistance.

If the building is in a SFHA, the agency or lender is required by law to require the receipt to purchase a flood insurance policy on the building. The requirement is for structural coverage equal to the amount of the loan (or other financial assistance), or the maximum amount available, whichever is less. The maximum amount available for a single-family house is \$250,000.

The mandatory purchase requirement does not affect loans or financial assistance for items that are not covered by a flood insurance policy, such as vehicles, business expenses, landscaping and vacant lots it does not affect loans for buildings that are not in the SFHA, even though a portion of the lot may be flood prone. While not mandated by law, a lender may require a flood insurance policy as a condition of a loan for a property in any zone on a FIRM.

**The Borough of Beach Haven has attained a Class rating of 5, which means that your property qualifies for a 25% discount on your flood insurance.** The National Flood Insurance Program website is located at <http://www.fema.gov/nfip>. For an insurance agent in your area call 800-720-1093.

## Are you protected from flood loss?

**The Borough of Beach Haven** is subject to flooding from wind driven waves and tidal flooding that accompany hurricanes, nor'easters, and winter storms. There are methods to protect your property from flooding. Some methods are fairly simple and inexpensive, others require a professional contractor.

The best way to minimize flood damage is to raise your house so the lowest habitable floor is above your base flood elevation. Current cost estimates range from \$25,000 to \$30,000 and your flood insurance premiums could be significantly reduced. The inexpensive and easy task of installing flood vents in your house can also reduce flood damage and lower your premium. For an on-site consultation about retrofitting your flood prone house, please call the Construction Office for an appointment, (609) 492-0909.

**Do you know your flood risk?** Beach Haven is in a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA). Call the Building Department for information about flooding at 609-492-0909. Ask to see a flood map of your neighbourhood. This information will help you determine how much water is likely to come in during severe flooding conditions. Flood Insurance Rate Maps are also available at the Beach Haven Public Library. Elevation certificates are also kept on file in the Building Department and are available upon request.

**Do you have enough flood insurance?** Even if you have taken steps to protect your home from flooding, you still need flood insurance. Homeowner's policies do not cover Flood damage, so you will need to purchase a separate policy under the National Flood Insurance Program (NFIP). **It takes thirty days for a flood policy to take effect.** This is why you need to purchase flood insurance before flooding occurs. If your insurance Agent is unable to write a flood policy, call 1-800-638-6620 for information or go to [www.floodsmart.gov](http://www.floodsmart.gov).

**Is the main electrical switchbox located above potential flood waters?** The main electric panel board height is regulated by code. All electrical work should be done by a licensed electrician.

**Are electric outlets and switches located above potential flood waters?** Consider elevating all electrical outlets, switches, light sockets, electric baseboard heaters, and wiring above the projected flood elevation for your home. You may also want to elevate electric service lines (at the point they enter your home) above the projected flood elevation.

**Are your washer and dryer elevated above potential flood waters?** For protection against shallow flood waters, the washer and dryer can be elevated on masonry or pressure treated lumber platforms above the projected flood elevation. Another option is to move the washer and dryer to a higher floor.

**Are the furnace and water heater above potential flood waters?** The furnace and hot Water heater can be placed on masonry blocks, concrete, or pressure treated lumber Platform or moved to a higher floor. Furnaces that operate horizontally can be suspended from ceiling joists if the joists are strong enough to hold the weight. Outside air conditioning compressors and heat pumps are required to be placed on a base above the projected flood elevation. All work must conform to state and local building codes.

**Does your home have flood vents?** Installation of flood vents within the enclosure Space below the first floor allows for flood waters to flow through equalizing hydrostatic pressure and may lower your flood insurance premium. Building department staff is available for site visits for flooding and drainage issues. Call the Building department (609-492-0909) for Specifications.

**Flood insurance rate maps** are on file in the Borough's Building Department. New flood maps were adopted on March 23, 1999. For a determination of your flood zone, or for a personal consultation on flood mitigation and retrofitting of your flood prone home please call 609-492-0909.