OTTAWA COUNTY
Community Consultation Officers (CCO) Meeting

December 4, 2019
TODAY’S AGENDA

- Reviewing the Updated Flood Risk Data for Your County
- Next Steps in the Map Adoption Process
- Understanding Floodplain Management Ordinance Requirements
- Understanding Flood Insurance
- Hazard Mitigation Planning
The National Flood Insurance Program, or NFIP, balances three related areas that must support each other.
The Status of this Study

Last Time We Met

1. Lakewide Storm Surge and Waves Study
2. County-Based Overland Analyses
3. Workmap Production
4. Flood Risk Review Meeting
5. Comment Period
6. Floodplain Management Workshop
7. FIRM Production
8. Preliminary FIRM

Now We Are Here

1. Community Coordination Meeting and Open House
2. Comment and Appeal Periods
3. Letter of Final Determination
4. Effective FIRM
Reviewing the Updated Flood Risk Data for your County
Why is FEMA Updating Your Flood Maps?

The Great Lakes Coastal Flood Study provides updated flood risk information for areas around each of the Great Lakes using uniform methodology, updated terrain data, and modern wave modeling techniques.

Many factors contribute to flood map revisions:

- Population growth and increased development
- Movement of rivers and shorelines
- Changing technology and improved modeling techniques and data
Regional Study Approach

• Lakewide water level and wave analysis
  - 150 storms from 1960 to 2009
  - Modeling conducted by STARR in 2017
• Greater consistency in assumptions
• Reduces number of boundary conditions

Local/County-Level Activities

• Mapping tasks performed at the county level
• Nearshore wave transformations
• Episodic erosion
• Wave setup and runup
• Overland wave propagation
The Great Lakes Coastal Flood Study in Ottawa County

Ottawa County Coastal Flood Hazard Analysis:

- 30 miles of coastline
- 103 coastal transects
- Transects placed at representative shoreline reaches based on:
  - Topography
  - Exposure
  - Shoreline material
  - Upland development
- Integration of riverine and coastal Special Flood Hazard Areas
- Topography
  - 2012 U.S. Army Corps of Engineers LiDAR
  - 2017 State of Michigan LiDAR
Lake Michigan Water Levels
SWEL = Stillwater Elevation (storm surge level)
TWEL = Total Water Elevation (SWEL + wave effects)
Special Flood Hazard Areas (SFHAs)

Zone VE
- Coastal high-hazard zone, where wave action and/or high-velocity water can cause structural damage during the 1-percent-annual-chance flood
- Wave heights or wave runup >= 3 feet
- Subdivided into elevation zones, and BFEs are assigned

Zone AE
- Applied in areas subject to lower wave energy or inundation by the 1-percent-annual-chance flood
- Wave heights or wave runup < 3 feet
- Subdivided into elevation zones, and BFEs are assigned

Zone AO
- Applied in areas of sheet flow and shallow flooding
- Assigned an associated depth instead of a BFE

Zone AH
- Applied in areas of ponding
- Assigned a BFE

FEMA
Wave Runup Mapping

- Wave runup is very sensitive to shoreline characteristics, especially slope
- Single Base Flood Elevation (BFE)
- Gutters perpendicular to the shore divide the BFEs
- Transitional zones capture changes in shoreline characteristics between transects
Wave Overtopping

- Wave overtopping occurs when the wave runup elevation exceeds the barrier’s crest elevation.

- When overtopping occurs, the zone behind the barrier is designated as:
  - AE if the landward slope is positive
    - BFE established based on runup elevation
  - AO if the landward slope is negative
    - Sheet flow depth established
  - AH if the landward slope is negative and flow is trapped behind a barrier
    - BFE established

- The overtopping rate determines VE splash zones and sheet flow depths.
Scope of Work: Riverine-Coastal SFHA Integration

OTTAWA COUNTY

• **Zone A** (minimal changes at tie-in locations)
  - Little Pigeon Drain
  - Post Drain
  - Ten Hagen Creek

• **Zone AE** (impacted by Coastal study/redelineation)
  - Grand River/South Channel
  - Spring Lake
  - Lake Macatawa
  - Harlem Ext. Drain
  - Macatawa River
  - Pigeon Lake/Pigeon River
Scope of Work: Integrating Riverine and Coastal Data

Updated Tie-In to Grand River Zone AE

Effective Tie-In to Grand River Zone AE

Limits of coastal flood effects from Lake Michigan are shown on the FIRM (white line)
All LOMCs were addressed in the preliminary Summary of Map Actions (SOMA) and placed into one of four categories:

1. Incorporated
2. Not Incorporated (validated)
   • LOMCs on Revised Panels
   • LOMCs on Unrevised Panels
3. Superseded
4. To be redetermined

Be sure to review the preliminary SOMA for completeness

If you notice a LOMC is missing from the list, submit the omission with your comments
Next Steps in the Map Adoption Process
Timeline for Ottawa County Coastal Update

Flood Risk Review Meetings
August 29, 2017

Preliminary Map Issued
September 27, 2019

90-Day Appeal Period
End of 90-Day Appeal Period
TBD

CCO and Public Open House Meetings
December 4, 2019

FEMA Issues Letter of Final Determination
TBD

Effective Date
TBD
4-Step Pre-Adoption Process

1. Inform the Community
2. Gather Comments and Additional Data
3. Appeal Process
4. LFD Issued
#1: Inform the Community – Today’s Open House

- Viewing via paper maps or map viewer
- Opportunity to share program information with property owners
- Comment sheets collected
- Attendees notified as process moves forward
Homeowners may choose to submit comments through community officials.

FEMA requests that community officials forward the initial round of comments to FEMA no later than January 4, 2020.
#3: Appeal Process

- Appeal Period is 90 days
- Publication of notice in Federal Register
  - Notification to communities by letter, including local newspaper publications
- All are welcome to submit information
  - FEMA recommends directing comments through local community officials to provide a consolidated picture
- Appeals should be submitted to STARR II or FEMA Region V
  - Additional instructions will be provided to community CEOs
- FEMA will evaluate all appeals and comments for resolution after the appeal period
#4: Issuing the Letter of Final Determination

- **Flood Risk Review Meetings**: August 29, 2017
- **Preliminary Map Issued**: September 27, 2019
- **Start of 90-Day Appeal Period**: TBD
- **FEMA Issues Letter of Final Determination**: TBD
- **End of 90-Day Appeal Period**: TBD

- **Effective Date**: TBD

- **Floodplain Management Workshop**: July 24, 2019
- **CCO and Public Open House Meetings**: December 4, 2019
Understanding Floodplain Management Ordinance Requirements
Participation in the National Flood Insurance Program

- The NFIP is a voluntary program.

- Participation requires that communities adopt and enforce floodplain management regulations.

- The floodplain management regulations need to be based on the risk data provided by FEMA (the FIRM and FIS report).

- Participation in the NFIP makes Federal flood insurance available to insure buildings and personal property inside buildings within your communities.

- Federally regulated lenders require flood insurance coverage for buildings in the SFHA that secure loans; insurance is also required as a condition of receiving Federal financial assistance to purchase, repair, improve, or rehabilitate buildings within the SFHA.

- Many forms of disaster assistance are either a type of Federal loan or other Federal financial assistance.
Ordinance Adoption During Map Updates

Timeline prior to effective date

- 6 months prior: FEMA 6-month LFD mailing
- 4 months prior: draft ordinance (suggested)
- 3 months prior: FEMA 90-day reminder letter
- 1 month prior: FEMA 30-day reminder letter

Community must update its ordinance to reference the effective date of the FIRM and FIS report before the end of the 6-month period (or community may be suspended from NFIP).
NFIP Minimum Floodplain Management Standards are found in Part 60 of Title 44, Code of Federal Regulations

Coastal-specific standards are found in Part 60.3(e)

In Michigan, pursuant to the Stille-DeRosset-Hale Single State Construction Code Act of 1972, the Michigan State Building Code applies throughout the state.

With the community ordinance referencing the applicable FIRM and FIS, the Michigan Building Code meets NFIP minimum floodplain standards.

• 2015 I-Codes checklist: [https://www.fema.gov/media-library/assets/documents/100537](https://www.fema.gov/media-library/assets/documents/100537)
• 2018 I-Codes checklist: [https://www.fema.gov/media-library/assets/documents/156934](https://www.fema.gov/media-library/assets/documents/156934)
A zones

- Fill is allowed outside the floodway, or if it can be shown not to cause a rise in the BFE.
- Fully enclosed foundation walls (flood openings required) are allowed.
- The lowest floor must be elevated to or above the BFE.
- An as-built lowest floor elevation is required to be on file with the permit records.

VE zones (and AE zones on the water side of a LiMWA)

- Fill is not allowed for structural support of buildings.
- Only open foundations on columns or piles, free of obstructions, or breakaway walls are allowed below the BFE.
- Bottom of lowest horizontal structural member must be at or above BFE, with an as-built elevation on file.
- A Professional Engineer or Architect must certify the design of the structure, including wind loading, and that must be on file with the permit records.
LiMWA (Limit of Moderate Wave Action) on the Map

- Requirement to use 60.3(e) coastal high-hazard standards applies under the Michigan State Building Code through its reference to ASCE 24-14
- Community Rating System (CRS) benefit for communities requiring VE zone construction standards in areas defined by the LiMWA or areas subject to waves greater than 1.5 feet
- Currently no distinction for insurance purposes between the AE zone and the “coastal” AE zone on the water side of the LiMWA
Understanding Flood Insurance
Flood Insurance Basic Concepts

- Structures built on or before **December 31, 1974**, or before the effective date of the initial FIRM of the community, whichever is later

- Structures built after **December 31, 1974**, OR on or after the effective date of the initial FIRM of the community, whichever is later

Flood Insurance Basic Concepts

Pre-FIRM

Post-FIRM
Flood Insurance Basic Concepts

- **Pre-FIRM (subsidized) rates**
  - For structures built before the first maps of the community
  - Do not reflect the structure’s true risk, negatively or positively
  - Based on building type and occupancy
  - Subsidies are being phased out, with some categories increasing toward full risk more quickly

- **Post-FIRM (actuarial) rates**
  - Use the structure’s elevation information to determine risk
  - Based on the difference between the BFE and the elevation of the lowest floor
  - Required for Post-FIRM structures, and optional for Pre-FIRM structures with an elevation certificate
The new FIRM may:

- Map a property into the SFHA for the first time
  - Lender may require the owner to get an insurance policy
- Remove a property from the SFHA
  - Lender may drop the insurance requirement
- Change the flood zone affecting the property
  - From an A zone to a VE zone (or from Zone AE to Zone AO, etc.)
  - Rating will not change unless the policy is allowed to lapse or the building is substantially improved
  - If the new zone results in a less costly premium, the policy can be endorsed to revise the rate to the new zone with a prorated refund for the difference for the remainder of the policy year. Insured needs to ask the AGENT to do this!
Insurance Rating and Product Possibilities

- Newly Mapped (Zone A, AE, AO, and AH)
  - Pricing starts at Preferred Risk Rates - bundled standard Preferred Risk Policy for the first year
  - Multiplier added after the first year
  - Must be newly mapped into an SFHA from zone on the previous FIRM
  - Must have two or fewer losses paid by NFIP or disaster assistance

- Grandfathering
  - Keeps lower rate zone and/or BFE

- Two Ways
  - Continuous coverage (pre- and post-FIRM)
    - Coverage obtained prior and through a map change
  - Built in compliance
    - Post-FIRM ONLY
    - Built in compliance with the map at the time
    - Not substantially improved later
To stay up-to-date with Risk Rating 2.0, and for the latest details, please visit [www.fema.gov/nfiptransformation](http://www.fema.gov/nfiptransformation).
Insurance Rating and Product Possibilities

- Newly Mapped
  - Exceptions
    - Can’t be community’s first FIRM
    - Multi-unit buildings insured under the RCBAP
    - Policy can’t be first purchased more than 12 months after the effective date of the FIRM
    - Building can’t be altered or substantially improved

- Grandfathering (Standard)
  - Exceptions
    - Can’t have a lapse in coverage
    - Building can’t be altered or substantially improved
Resources for Insurance

- **Floodsmart.gov**
- **FEMA.gov**

- Flood Insurance Manual
  - [https://www.fema.gov/flood-insurance-manual](https://www.fema.gov/flood-insurance-manual)
  - General Rules
  - Newly Mapped
  - Rating

- Flood Insurance Rate Maps
  - [www.msc.fema.gov](http://www.msc.fema.gov)

- Grandfathering
- Newly Mapped PRP
- Flood Insurance Reform
NFIP Floodplain Management and Insurance

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Hazard Mitigation Planning
What is Hazard Mitigation?

Any sustained action taken to reduce long-term risk to people and property from hazards and their effects.

Mitigation actions include:

- Removing existing structures from floodprone areas
- Elevating or floodproofing structures
- Stormwater management
- Floodwater storage and diversion
- Flood insurance
- Building, zoning, and floodplain management codes
- Wetland and riparian area protection
- Water/Sanitary sewer system protective measures
Benefits of Hazard Mitigation Planning

- Increases public awareness and understanding of risk areas and vulnerabilities by engaging the whole community
- Provides eligibility for certain FEMA programs
- Builds partnerships with diverse stakeholders
- Identifies potential risk reduction measures
- Improves communication and sharing of risk data and related products in all levels of government and the public
Federal Planning Regulations

The Disaster Mitigation Act of 2000

- Establishes eligibility for FEMA Hazard Mitigation Assistance (HMA) programs
  - Plan approval is a precondition for receiving HMA grants
- Requires local governments to submit a plan to their State and FEMA for review

Title 44 Code of Federal Regulations (CFR) 201.6

- Publishes requirements for approval of local mitigation plans
Contact your State Hazard Mitigation Officer (SHMO) to learn more about the application process.
EMHSD Mitigation Contacts and More Information

Web: https://www.michigan.gov/msp/0,4643,7-123-72297_60152---,00.html
Phone: (517) 284-3745

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Want More Information?

Hazard Mitigation Planning: https://www.fema.gov/hazard-mitigation-planning
Hazard Mitigation Assistance (HMA): https://www.fema.gov/hazard-mitigation-assistance
Mitigation Planning Resources: https://www.fema.gov/hazard-mitigation-planning-resources
Requests must be sent in writing to:

FEMA Engineering Library
3601 Eisenhower Ave., Ste. 500
Alexandria, VA 22304-6426

Or Fax: (703) 202-4090

Request must include:

- FIS Data Request Form
- Applicable Fees
- Payment Information Form

Once the research has been completed, an information specialist will contact you to discuss the path forward.
Mapping Resources

- FEMA Flood Map Changes Viewer
  www.msc.fema.gov/fmcv
- Preliminary Flood Hazard Data
  www.fema.gov/view-your-communitys-preliminary-flood-hazard-data
- Steady State Program
  www.msc.fema.gov
Questions and Additional Information

Visit:
www.greatlakescoast.org
www.fema.gov/preliminaryfloodhazarddata

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Question & Answer Session
We Hope You Will Stay for the Open House