

Land Investments at Risk: Flooding and Storm Surges

New Brunswick has been experiencing storm surges, flooding and the continuous rising sea-level with increasing intensity and frequency. The bottom line about flooding and flood proofing is that it is up to the property owner **to take steps** to protect their home and land.



www.nbrea.ca



www.lawsociety-barreau.nb.ca



www.anbils.nb.ca

“Your Environmental Trust Fund at Work”



Ask Your REALTOR®

- Has the house ever flooded?
- Has the property ever flooded?
- Does this property fall in a flood zone?
- Is there a sump pump? Is it in working condition?
- Are there signs of any mold?
- Was there any insurance claim against the home/property with respect to flooding of any kind?
- Is the property insurable?
- About the importance of a home inspection.

Ask Your Lawyer

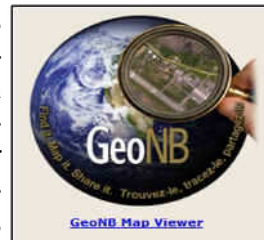
- Is the property in a flood plain?
- Has the property been subject to a flood?
- Is the property insurable?
- Are there any limitations on the insurability of the property?

Hire a Land Surveyor

- They can advise what elevation a flood has occurred on the property and the impact of potential future floods

GeoNB

The GeoNB website was designed to provide access to geographic data such as flood and wetland mapping and river watches. This information is a free to access and can be a useful tool to increase your knowledge about the area that you live or are looking to purchase.



www.snb/geomnb

1. Go to GeoNB website and choose language.
2. Click on GeoNB Map View (center screen)
3. Click on the Tools Icon and then Find Address.
4. Enter address information in the 4 boxes and click search.
5. Assess flood risk.

Building in a Floodplain

- Try not to!
- Find out what your flood risk is
- Check with local and provincial authorities
- Have all the necessary building permits
- Interview architects and builders
- Build on the highest elevation
- Backfill the property to raise the building
- Elevate electrical outlets and appliances
- Install check valves on sewage outflow
- Make the lower level a flood compatible space
- Plan your landscaping to disperse water
- Do not drain, fill or destroy a wetland
- Buy and understand flood insurance

Flood Proofing Inside the Home

- Store valuables off the basement floors
- Check for a sump pump and that it is working
- Check if it is wet or dry.
- Install a P-trap and floor drain caps
- Find where the outflow of the sump pump is
- Install a sensor to alert should the pump fail
- Keep a replacement pump on hand
- Purchase a portable generator

Flood Proofing Outside the Home

- Install proper eavestroughs, downspouts, extensions and splash pads extended away from the building
- Clear debris and blockage
- If the eavestroughs are connected to the house septic system, disconnect them and redirect the water flow
- Grade the property away from the foundation of the building and fill any sunken areas

The information provided here are suggestions, but are not limited to what is listed.