Institute for Catastrophic Loss Reduction
Building resilient communities

Institut de prévention des sinistres catastrophiques
Bâtir des communautés résilientes

FLOOD READY HOMES

INFORMATION BRIEFING ON FLOOD RESILIENCE

ADVICE TO HOMEOWNERS

Quick Insights: Flood Risk

There are several types of flooding. Pluvial flooding poses the most widespread threat. It happens when rain overwhelms the drainage system and enters basements. The average Canadian homeowner has a 1 in 75 chance of basement flooding in their current home, 1 in 11 for at least one home they will own. Basement floods cost an average of $30,000 to repair, and insurance never covers mould or replaces mementos. You can reduce your risk of basement flooding. Several municipalities and insurers offer monetary help and encouragement. In places with high flood risk, buyers pay more for homes whose listings mention resilience features.

Basement Flooding

Homes have a lower chance of basement flooding if they have three things: good lot grading (where soil slopes away from the house), a battery backup sump pump, and a backwater valve. Landscapers can fix lot grading. Plumbers do the other two.

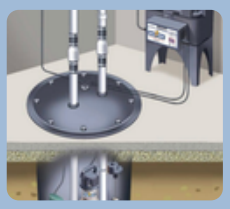
The best times to invest in these actions are before a basement flood, just prior to selling, just after buying, when doing a basement renovation, when doing landscaping, or just after a basement flood.

The risk of flooding is a growing risk and residents have a part to play in keeping their property safe.

What can be done?

Lot grading

If the soil at the edge of the house slopes toward the house rather than away, fix that. Lot grading drains water away from the foundation.



Battery backup sump pump

Physically removes water that drains into the basements sump pit, discharing water away from the home.

Backwater valve

Prevents sewage from flowing into the home when lines become full.

Benefits

- Peace of mind
- Lower risk of loss; some is uninsured
- Increase resale value ($20,000-$50,000)
- Can be done during renovations

Costs

- Lot grading
  - $1,000-$3,000
- Battery backup sump pump
  - $1,000 - $2,000
- Backwater valve
  - $2,000-$5,000

Housing costs for all go down when homeowners invest in basement flood protections!

Housing affordability

The most affordable house is the one you don't have to suddenly spend $30,000 to repair. Many people will help you make your home more resistant to flooding. Some insurers and municipalities offer monetary incentives. Buyers will pay more for your resilient home.

Peace of mind

"We used to worry every time it rained. After installing a backwater valve and a backup sump pump, the stress of rain lowered. Now we have peace of mind knowing our home is better protected."

-Emily and Doug Roberts

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ADVICE TO INSURERS

Quick Insights: Flood Risk

There are several types of flooding. Pluvial flooding poses the most widespread threat. It happens when rain overwhelms the drainage system and enters basements. The average Canadian policyholder has a 1 in 75 chance of basement flooding in their current home, 1 in 11 for at least one home they will own. Basement flood claims average $30,000 and don't cover mould or replace mementos. 2/3rds of homeowners aren't covered for basement flood. Homeowners can reduce basement flood risk. Several large insurers offer help through premium incentives, rebates, endorsements, or simple encouragement.

Basement Flooding

Homes have a lower chance of basement flooding if they have three things: good lot grading (where soil slopes away from the house), a battery backup sump pump, and a backwater valve. Landscapers can fix lot grading. Plumbers do the other two.

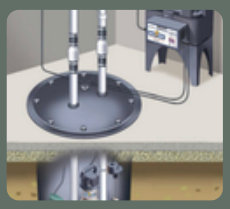
The best times to invest in these actions are before a basement flood, just prior to selling, just after buying, when doing a basement renovation, when doing landscaping, or just after a basement flood.

The risk of flooding is a growing risk and insurers have a part to play in encouraging flood resilient homes.

What can be done?

Lot grading

If the soil at the edge of the house slopes toward the house rather than away, fix that. Lot grading drains water away from the foundation.



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Backwater valve

Prevents sewage from flowing into the home when lines become full.

Benefits

- Peace of mind
- Lower risk of insured loss
- Increased resale value ($20,000-$50,000)
- Can be done during renovations

Costs

- Lot grading
  - $1,000-$3,000
- Battery backup sump pump
  - $1,000 - $2,000
- Backwater valve
  - $2,000-$5,000

Housing costs for all go down when homeowners invest in basement flood protections!

Coordinated Efforts

We all benefit from less basement flooding, so we can all support adaptation:
Insurers enjoy fewer costly claims, so some offer discounts, rebates, or endorsements.
Homeowners get a safer home with higher resale value.
Municipalities enjoy lower recovery costs, a more stable tax base, and less liability.
Real estate agents get higher commissions, so they can advise sellers to retrofit.

Cost Savings

Flood damage is costly. Help policyholders reduce the risk of damage and help your carrier avoid loss. Study the insurance and municipal incentives. Learn what can be done. Talk to policyholders. Help to solve the problem. We are all in this together.

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INFORMATION BRIEFING ON FLOOD RESILIENCE

FLOOD READY HOMES
ADVICE TO COMMUNITY GROUPS

Quick Insights: Flood Risk

There are several types of flooding. Pluvial flooding poses the most widespread risk. It happens when rain overwhelms drainage and enters basements. The average Canadian has a 1 in 75 chance of basement flooding in their current home, 1 in 11 for at least one home they will own. Basement floods cost an average of $30,000. 2/3rds of homeowners aren't insured for basement flood, and insurance doesn't cover mould or replace mementos. Homeowners can reduce their basement flood risk. Community groups can offer encouragement and guidance, helping to make their neighbours and their community more resilient to natural disasters.

Basement Flooding

Homes in southern Alberta have a lower chance of basement flooding if they have three things: good lot grading (where soil slopes away from the house), a battery backup sump pump, and a backwater valve. Landscapers can fix lot grading. Plumbers do the other two.

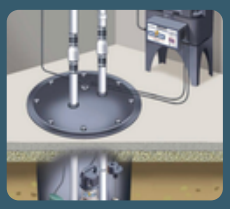
The best times to invest in these actions are before a basement flood, just prior to selling, just after buying, when doing a basement renovation, when doing landscaping, or just after a basement flood.

The risk of flooding is a growing risk and everyone a part to play in encouraging uptake of flood resilience.

What can be done?

Lot grading

If the soil at the edge of the house slopes toward the house rather than away, fix that. Lot grading drains water away from the foundation.



Battery backup sump pump

Physically removes water that drains into the basements sump pit, discharing water away from the home.

Backwater valve

Prevents sewage from flowing into the home when lines become full.

Benefits

- Peace of mind
- Lower risk of insured loss
- Increased resale value ($20,000-$50,000)
- Can be done during renovations

Costs

- Lot grading
  - $1,000-$3,000
- Battery backup sump pump
  - $1,000 - $2,000
- Backwater valve
  - $2,000-$5,000

Housing costs for all go down when homeowners invest in basement flood protections!

Coordinated Efforts

We all benefit from less basement flooding, so we can all support adaptation:
Insurers enjoy fewer costly claims, so some offer discounts, rebates, or endorsements.
Homeowners get a safer home with higher resale value ($20,000 to $50,000)
Municipalities enjoy lower recovery costs, a more stable tax base, and less liability.
Real estate agents get higher commissions, so they can advise sellers to retrofit.

Housing affordability

The most affordable house is the one you don't have to suddenly spend $30,000 to repair. It will help to ease the housing crisis if builders spend their time building new homes rather than repairing damaged ones. Society as a whole saves $25,000 on a long-term average basis for every flood-resilient home. Safer neighbours means a better society.

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FLOOD READY HOMES

ADVICE TO REAL ESTATE AGENTS

Quick Insights: Flood Risk

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Basement Flooding

Homes have a lower chance of basement flooding if they have three things: good lot grading (where soil slopes away from the house), a battery backup sump pump, and a backwater valve. Landscapers can fix lot grading. Plumbers do the other two.

Some of the best times to invest in these actions are just prior to listing, just after buying, or when doing a basement or yard renovation.

According to estimates from the Institute for Catastrophic Loss Reduction, a flood resilient home has an increased market value of $19,500 - $51,500.

What can be done?

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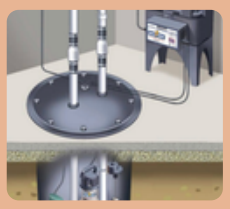

Battery backup sump pump

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Backwater valve

Prevents sewage from flowing into the home when lines become full.

Benefits

- Peace of mind
- Lower risk of insured loss
- Increase re-sale value
- Climate-ready
- Done when renovations are already ongoing

Costs

- Lot grading
  - $1,000-$3,000
- Battery backup sump pump
  - $1,000 - $2,000
- Backwater valve
  - $2,000-$5,000

Housing costs for all go down when homeowners invest in basement flood protections!

Coordinated Efforts

We all benefit from less basement flooding, so we can all support adaptation:
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Housing affordability

The most affordable house is the one your customer doesn't have to suddenly spend $30,000 to repair. Insurance and municipal incentives can help offset retrofit cost. It will help to ease the housing crisis if builders spend their time building new homes rather than repairing damaged ones. A resilient housing stock means a better society.