

City of Cambridge

MASSACHUSETTS

In City Council

June 16

1975

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Sullivan	✓			
	9	0	0	

Application National Flood Insurance Program



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

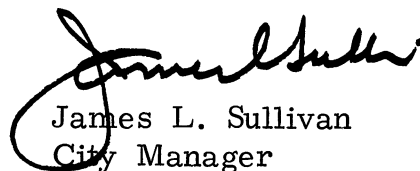
EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

June 16, 1975

To the Honorable, the City Council:

With reference to the resolutions forwarded to your Honorable Body on June 2, 1975, relative to the National Flood Insurance Program application, I transmit herewith a self-explanatory communication from James L. Farrell, Assistant City Manager for Community Development.

Very truly yours,



James L. Sullivan
City Manager

JLS/b

Agenda # 17

Application to National Flood Insurance
Program.

In City Council,
June 16, 1975

6/16/75

Resolutions

Approved

AFTER FIVE MIN

PAPER WERE

TAKEN FROM THE

COMMITTEE ON ORDINANCES

ON MOTION OF

R. WYLER

City of Cambridge

IN CITY COUNCIL

June 16, 1975

WHEREAS, the City of Cambridge has adopted and is enforcing the State Building Code, and

WHEREAS, Section 113.1 of the aforesaid prohibits any person, firm or corporation from erecting, constructing, enlarging, altering, repairing, improving, moving or demolishing any building or structure without first obtaining a separate building permit for each building or structure from the Superintendent of Buildings; and

WHEREAS the Superintendent of Buildings must examine all plans and specifications for the proposed construction when application is made to him for a building permit. NOW, THEREFORE, BE IT

RESOLVED by the City Council of the City of Cambridge as follows:

1. That the Superintendent of Buildings shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement (including prefabricated and mobil homes) must (i) be designed (or modified) and anchored to prevent flotation, collapse, or lateral movement of the structure, (ii) use construction materials and equipment that are resistant to flood damage, and (iii) use construction methods and practices that will minimize flood damage; and
2. That the Superintendent of Buildings shall review subdivision proposals and other proposed new development to assure that (i) all such proposals are consistent with the need to minimize flood damage, (ii) all public utilities and facilities such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage, and (iii) adequate drainage is provided so as to reduce exposure to flood hazards; and

3. That the Superintendent of Buildings shall require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters, and require on site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

In City Council _____

Adopted by yeas and nays Vote

Yeas _____ Nays _____ Absent _____

Paul E. Leahy
City Clerk

CITY CLERK

City of Cambridge

IN CITY COUNCIL

June 16, 1975

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in City Council June 16, 1975
Adopted by Yea and Nay Vote
Yeas 9 Nays 0 Absent 0
Paul E. Leahy
CITY CLERK City Clerk

City of Cambridge

IN CITY COUNCIL

June 16, 1975

WHEREAS, certain areas of Cambridge are subject to periodic flooding from streams, rivers, brooks and ponds, causing serious damage to properties within these areas; and

WHEREAS, relief is available in the form of Federally subsidized flood insurance as authorized by the National Flood Insurance Act of 1968; and

WHEREAS it is the intent of this City Council to require the recognition and evaluation of flood and/or mudslide hazards in all official actions relating to land use in the flood plain areas having special flood hazards; and

WHEREAS this body has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to the Massachusetts Constitution and General Laws, including, but not limited to, Chapters 43 and 40A, Now THEREFORE. BE IT

RESOLVED that this City Council hereby:

1. Assures the Federal Insurance Administration that it will enact as necessary, and maintain in force for those areas having flood or mudslide hazards, adequate land use and control measures with effective enforcement provisions consistent with the Criteria set forth in Section 1910 of the National Flood Insurance Program Regulations; and
2. Vests the Assistant City Manager for Community Development with the responsibility, authority and means to:

- (a) Delineate or assist the Administrator, at his request, in delineating the limits of the areas having special flood hazards on available local maps of sufficient scale to identify the location of building sites;
 - (b) Provide such information as the Administrator may request concerning present uses and occupancy of the flood plain area.
 - (c) Cooperate with Federal, State, and local agencies and private firms which undertake to study, map and identify flood plain or mudslide areas, and cooperate with neighboring communities with respect to management of adjoining flood plain and/or mudslide areas in order to prevent aggravation of existing hazards.
 - (d) Submit on the anniversary date of the community's initial eligibility an annual report to the Administrator on the progress made during the past year within the community in the development and implementation of flood plain management measures.
3. Appoints the Superintendent of Buildings to maintain for public inspection and to furnish upon request a record of elevations (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures located in the special flood hazard areas. If the lowest floor is below grade on one or more sides, the elevation of the floor immediately above must also be recorded.
4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the program.

In City Council June 16, 1975
Adopted by yeas and nays Vote
Yeas 9 Nays 0 Absent 0
Paul E. Leahy
City Clerk
CITY CLERK



CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex Inman & Broadway EXTENSION 344

To: James L. Sullivan, City Manager

From: James L. Farrell, Assistant City Manager *JLF* **Date:** June 13, 1975
Manager for Community Development

Subject: Application to National Flood Insurance Program

The July 1, 1975 deadline for the city to join the National Flood insurance Program is fast approaching.

In order for the city to join the program, the city must file an application with the Federal Insurance Administration in HUD. The application requires that the City Council adopt two resolutions, one signifying the intent of the city to join the program and one charging the Superintendent of Buildings to review building permits for proposed construction or renovation of buildings in the flood hazard areas designated by HUD. These two resolutions were submitted to the City Council for consideration at their June 2, 1975, session. At this time, both resolutions were referred to the Ordinance Committee.

If Cambridge fails to file the application before July 1, 1975, no property owner within the areas designated as flood prone within the City will be eligible to purchase flood insurance. If a property owner has not purchased flood insurance, he will not be eligible for any federal or federally-related financial assistance for his property, including loans and mortgages from FDIC insured banks. Under the preliminary flood hazard map prepared by HUD, about 50 non-residential and a small number of residential structures would be immediately affected by the Flood Insurance Program. Most of these are located in East Cambridge. However, potentially 50 residential and 50 non-residential structures would be affected in the Alewife area when HUD completes final flood hazard mapping.

At this stage of the Flood Insurance Program, the city is not required to enact any ordinances; the City Council is merely required to adopt the two resolutions.

The remainder of the application is presently being prepared and the final application will be ready to be submitted to HUD once the resolutions are adopted. The Program would go into effect in the city within a few weeks of submission of the application and property owners would be able to purchase flood insurance at this time.

City of Cambridge

In City Council:

Monday, June 1975

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City of Cambridge

In City Council

Monday, June 1975

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WHEREAS it is the intent of this City Council to require the recognition and evaluation of flood and/or mudslide hazards in all official actions relating to land use in the flood plain areas having special flood hazards; and

WHEREAS this body has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to the Massachusetts Constitution and General Laws, including, but not limited to, Chapters 43 and 40A, Now THEREFORE. BE IT

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- (a) Delineate or assist the Administrator, at his request, in delineating the limits of the areas having special flood hazards on available local maps of sufficient scale to identify the location of building sites;
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In City Council June 16, 1975
Adopted by yeas and nays Vote
Yeas 9 Nays 0 Absent 0
Paul E. Leahy
CITY CLERK

City of Cambridge

IN CITY COUNCIL

June 16, 1975

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In City Council June 16, 1975
Adopted by Yea and Nay Vote
Yea 7 Nays 0 Absent 0
Paul City Clerk



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex Inman & Broadway EXTENSION 344

To James L. Sullivan, City Manager
From James L. Farrell, Assistant City Manager for Community Development **Date** 5/22/75
Subject National Flood Insurance Program

Introduction

The National Flood Insurance Program (hereinafter called the Program) is a Federally subsidized effort to make flood insurance available to property owners in flood prone areas at affordable rates. The Program is specifically intended to substitute privately assisted flood insurance for publicly financed disaster relief. The theory is that property owners will be more aware of flood hazards and will have provided their own protection, through the insurance, when the inevitable flood loss occurs. Because individual property owners will be insured, communities will no longer be dependant on large amounts of disaster relief money to repair property damage caused by floods.

What is a Flood Prone Area?

A flood prone area is any area that has had flooding problems at least once in the past one hundred years. The U.S. Department of Housing and Urban Development (HUD), the federal agency with responsibility for administering the Program, has tentatively designated those areas in Massachusetts that are considered to be flood prone. These areas currently include the banks of the Charles River and will probably be amended to include the Alewife Brook area.

What is the City's responsibility?

Before any property owner in Cambridge is eligible to purchase flood insurance, the City of Cambridge must submit an application to HUD.

When is the application due?

The application must be submitted to HUD by July 1, 1975.

What must the application include?

The application must include excerpts from the building code and other development control procedures and regulations to ensure that renovation and new construction work in flood prone areas will include flood damage prevention features. In addition, the applica-

tion must include resolutions adopted by the City Council. The two attached resolutions have been adapted to Cambridge's purposes from the model resolutions provided by HUD.

What if Cambridge fails to file the application?

If Cambridge fails to file the application, no property owner within the areas designated as flood prone within the City will be eligible to purchase flood insurance. If a property owner has not purchased flood insurance, he will not be eligible for any federal or federally-related financial assistance for his property, including loans and mortgages from FDIC insured banks.

About 100 non-residential and 50 residential structures would be affected in the Charles River and Alewife Brook areas.

What will the future requirements of the Program include?

1. specific structural requirements for flood damage prevention features in new or substantially improved construction;
2. designation of a floodway for the passage of flood water;
3. limitation on the expansion of non-conforming uses within the flood prone areas;
4. prohibition of fill or encroachments within the flood prone area that would impair its ability to carry and discharge flood waters.

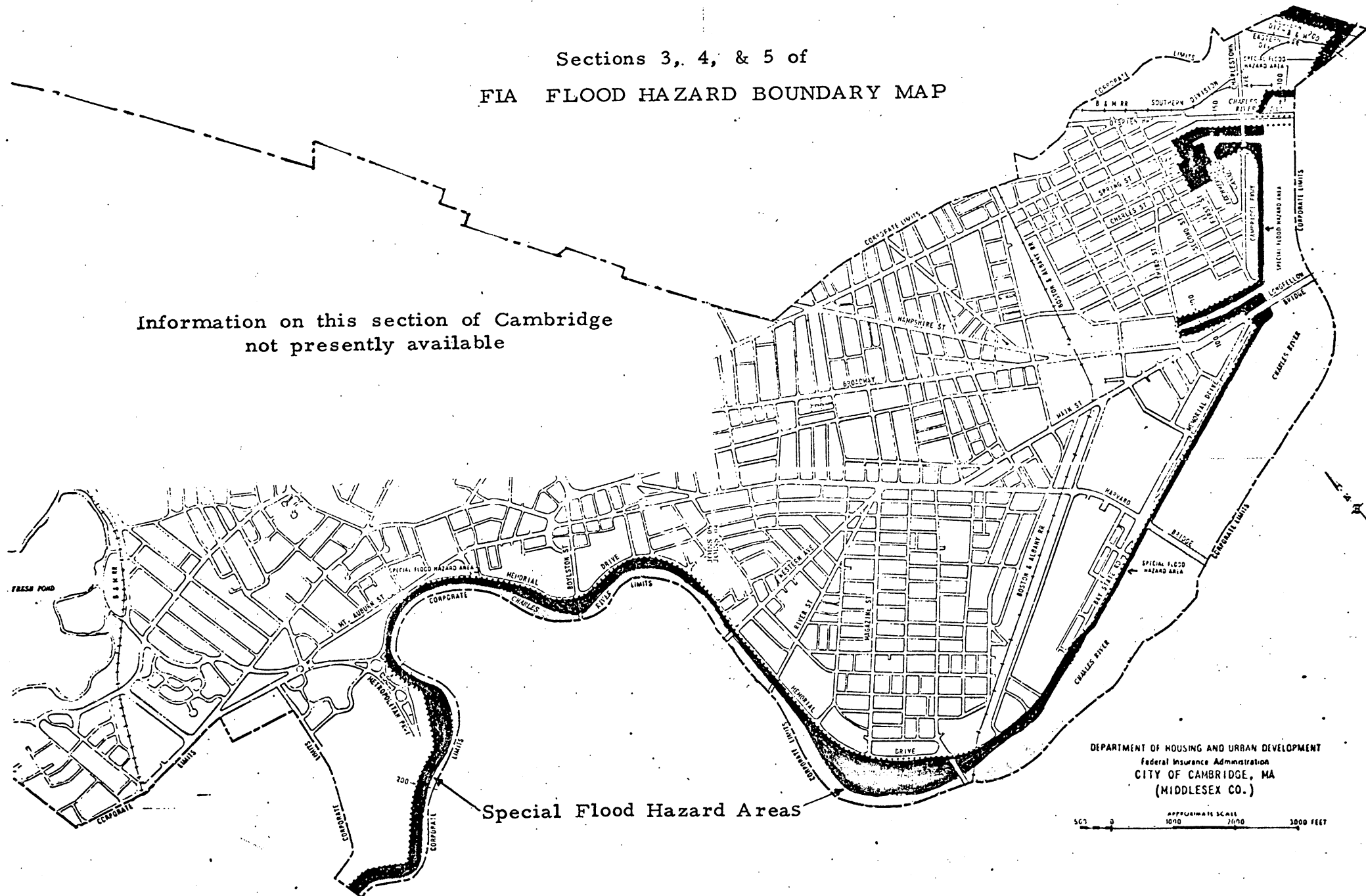
Conclusion

The City must submit an application to HUD by July 1, 1975 for participation in the National Flood Insurance Program. The application must include resolutions adopted by the City Council, such as those attached herewith, taken from models provided by HUD.

If you have any further questions, please contact Ellen Beatrice of my staff, at extension 355.

Sections 3, 4, & 5 of
FIA FLOOD HAZARD BOUNDARY MAP

Information on this section of Cambridge
not presently available



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration
CITY OF CAMBRIDGE, MA
(MIDDLESEX CO.)

APPROXIMATE SCALE
500 1000 2000 3000 FEET



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

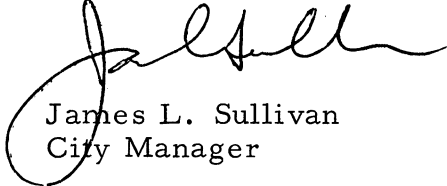
June 2, 1975

To the Honorable, the City Council:

I transmit herewith a communication from James L. Farrell, Assistant City Manager for Community Development, relative to the National Flood Insurance Program and the City's submitting an application to the Department of Housing and Urban Development.

Also enclosed are two copies of resolutions and a Flood Hazard Boundary Map.

Very truly yours,



James L. Sullivan
City Manager

JLS/mbf
Encs.

RE: National Flood Insurance Program.

In City Council,

June 2, 1975

*Referred to Ordinance
Committee*

*Copy sent to Ordinance
Committee 6/3/75 dl*

6/14/75

RESOLUTIONS

Approved-

*AFTER C. Veltic Moved
IT FROM COMMITTEE*

9-0-0