Substantial Improvement Worksheet for Floodplain Construction

(for reconstruction, rehabilitation, addition, or other improvements, and repair of damage from any cause)

Property Owner: _____

Address: _____

Permit No.: _____

Location: _____

Description of improvements: _____

Present Market Value of structure ONLY (market appraisal or adjusted
assessed value, BEFORE improvement, or if damaged,
before the damage occurred), not including land value:　　$ [＿＿＿＿＿＿＿]

Cost of Improvement -

Actual cost of the construction** (see items to include/exclude)　　$ [＿＿＿＿＿＿＿]

Include volunteer labor and donated supplies.

$$\text{Ratio} = \frac{\text{Cost of Improvement (or Cost to Repair)}}{\text{Market Value}} \times 100$$　　[＿＿＿＿＿] %

If ratio is 50 percent or greater (**Substantial Improvement**), entire structure including the existing
building must be elevated to the base flood elevation (BFE) and all other aspects brought into compliance.

Important Notes:

1. Review cost estimates to ensure that all appropriate costs are included or excluded.

2. If a residential pre-FIRM building is determined to be substantially improved, it must be elevated to or above the BFE. If a non-residential pre-FIRM building is substantially improved, it must be elevated or dry floodproofed to the BFE.

3. Proposals to repair damage from any cause must be analyzed using the formula shown above.

4. Any proposed improvements or repairs to a post-FIRM building must be evaluated to ensure that the improvements or repairs comply with floodplain management regulations and to ensure that the improvements or repairs do not alter any aspect of the building that would make it non-compliant.

5. Alterations to and repairs of designated historic structures may be granted a variance or be exempt under the substantial improvement definition) provided the work will not preclude continued designation as a "historic structure."

6. Any costs associated with directly correcting health, sanitary, and safety code violations may be excluded from the cost of improvement. The violation must have been officially cited prior to submission of the permit application.

Determination completed by: _____

Date: _____