

SUBSTANTIAL IMPROVEMENT WORKSHEET FOR FLOODPLAIN CONSTRUCTION

For additions, rehabilitations, improvements, or damage repairs

Property Owner: _____

Address: _____

Permit No. _____ Tax Map _____ Block _____ Parcel _____ Lot _____

Location: _____

Description of Improvement: _____

Present Market Value of structure ONLY (final phased in full assessed valuation or market appraisal) BEFORE improvement, or if damaged, before the damage occurred:

\$ _____

For **Cost of Improvement**, take the greater of:

1. Actual cost of the construction:

\$ _____

2. Estimated building cost based on
_____ square feet of construction
from a building cost information service
at \$ _____ / sq ft (source: _____)

\$ _____

Ratio = $\frac{\text{Cost of Improvement } (\$ \text{_____})}{\text{Present Market Value } (\$ \text{_____})} \times 100 =$

_____ %

If 50% or greater (**Substantial Improvement**), entire structure (existing included) must be elevated; if less than 50%, it may be exempted unless an addition. For **additions**: (1) if substantial, but the existing structure is unaltered except for a doorway into the addition, the existing structure need not be elevated, only the addition; (2) if less than substantial but requires a State Waterway Construction Permit since it is in a nontidal floodplain, the addition, regardless of size, must be elevated.

Note:

1. Any costs directly associated with correcting health, sanitary, and safety code violations may be deducted from the Cost of Improvement. The violations must have been officially cited prior to submission of the permit application.
2. Alterations to historic structures, provided the alterations will not preclude continued designation as a "historic structure", may be exempted by variance.

Summary:

_____ Substantial Improvement - Elevation of entire structure.

_____ Exempt - Not Substantial Improvement.

_____ Addition - Only addition must be elevated.

_____ Other (attach explanation)

Determined by: _____ Date: _____