

# 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: \_\_\_\_\_