



Building Department

2650 N Dixie Freeway
New Smyrna Beach, Florida 32168

Phone: (386) 410-2800

Fax: (386) 410-2805

www.cityofnsb.com

Substantial Improvement/Damage



SUBSTANTIAL IMPROVEMENT / DAMAGE PACKET

- 1. Application for Substantial Improvement/Damage review**
- 2. Notice to Property Owners**
- 3. Cost Breakdown**
- 4. Owner's Affidavit**
- 5. Contractor's Affidavit**
- 6. List of Construction Items**



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**Application for Substantial
Improvement/Damage Review**

Parcel ID Number: _____ Permit Application Number: _____

Property Address: _____

City & Zip Code: _____

Name of Owner: _____

Owner's Phone Number: _____ E-Mail: _____

Owner's Address: _____

Name of Co-Owner(s): _____

PLEASE INITIAL APPROPRIATE STATEMENT(S):

___ I am attaching an appraisal report of my property.

___ I am not submitting an appraisal report of my property.

___ I accept the Market Value Estimate, based on the Pinellas County tax records.

___ I accept the attached Reconstruction/Improvement Cost Breakdown as the total cost of repair or improvement for my home or structure.

Name of Owner: _____ Signature: _____ Date: _____

Name of Co-Owner: _____ Signature: _____ Date: _____

FOR OFFICE USE ONLY

FIRM Panel: _____ **Flood Zone:** _____ **BFE:** _____

Lowest Finished Floor Elevation (excluding garage, lanai and minor storage): _____

NOTICE TO PROPERTY OWNERS REGARDING SUBSTANTIAL IMPROVEMENT OR DAMAGE

If you are rebuilding your home after a storm, renovating, remodeling, or adding an addition to your home, here is information you need to know concerning:

The 50% RULE

If your home or business is below the 100-year flood elevation, which is determined by the information on your "Elevation Certificate", City of New Smyrna Beach has flood damage prevention regulations that may affect how you repair, remodel, renovate or add-on to your building. If your home or business sustained structural and/or interior and exterior damage, or if you plan improvements, these regulations may affect how you rebuild. These laws are required by the National Flood Insurance Program to protect your lives and investment from future flood damage, and to minimize risks to life and property. Our community must adopt and enforce these laws in order for federally backed flood insurance to continue to be made available to our residents and property owners.

PLEASE READ THE FOLLOWING INFORMATION

If a building is determined to be "substantially damaged" or "substantially improved," it must be brought into compliance with the City of New Smyrna Beach flood damage prevention regulations, including elevating the building to or above the 100-year flood elevation.

- **SUBSTANTIAL DAMAGE** means damage of any origin sustained by a structure whereby the cost of restoring the structure to its "before-damage condition" would equal or exceed 50% of the market value of the structure before the damage occurred. Note: The cost of the repairs must include all costs necessary to fully repair the structure to its before-damage condition.
- **SUBSTANTIAL IMPROVEMENT** means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. Note: The City of New Smyrna Beach, following National Flood Insurance Program requirements, has the responsibility to determine "substantial damage" and "substantial improvement" and has implemented the procedures described on the following pages:

NOTICE TO PROPERTY OWNERS REGARDING SUBSTANTIAL IMPROVEMENT OR DAMAGE

1. The City of New Smyrna Beach will determine the estimated Market Value of your structure (excluding the land) by using the Volusia County tax assessor's valuation. If you disagree with this estimate of Market Value, you may hire a state licensed appraiser and submit a certified comparative property appraisal for the depreciated value of your structure to establish the estimated Market Value of your structure.
2. You (and your contractor) must submit to the City of New Smyrna Beach a detailed and complete cost estimate of any combination of repairs, reconstruction, rehabilitation, additions, remodeling, alteration and/or improvements to your structure. The attached ***Reconstruction/Improvement Cost Breakdown*** must be completed and signed by the Contractor and Property Owner.
3. The City of New Smyrna Beach will evaluate the cost of improvements or repairs and determine if they are fair and reasonable. As a guide, the City of New Smyrna Beach will use the Building Valuation Data published by the International Code Council (ICC) for residential and other occupancies. Please note, that the contractor's and property owner's ***Reconstruction/Improvement Cost Breakdown*** is to be based on the actual costs of all repairs and improvements. Donated materials and labor must be shown at their fair market value. Pre-disaster prices and rates will be utilized for damage repairs. The cost of

improvements or repairs does not include items not considered a part of the structure, i.e., plans, surveys, permits, sidewalks, pools, screen roofed cages, sheds, gazebos, fences, septic systems, etc.

4. If your structure is determined to be “substantially damaged” or “substantially improved”, then an Elevation Certificate must be submitted to the City of New Smyrna Beach for determination of the lowest finished floor elevation. Enclosed space used for parking, building access or limited incidental storage are not considered to be the “lowest (finished) floor”.

If the lowest finished floor is below the 100-year flood elevation, the building must be elevated to or above that level. Additionally, all electrical and mechanical (heating and cooling equipment), bath and toilet rooms, laundry rooms, water heaters and finished areas must be elevated to or above the 100-year flood level. Only unfinished space used for parking, building access, and limited incidental storage is allowed below the base flood level.

5. Commercial, non-residential building plans using “flood-proofing” (in lieu of meeting the minimum elevation requirement) must be prepared and certified by a Florida registered professional engineer or architect. One foot of “freeboard” is required when flood proofing a non-residential structure.



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Reconstruction/Improvement Cost Breakdown

Parcel I.D. #: _____ Address: _____

Items	Material Costs	Labor Costs
Demolition		
Foundation and Slab Complete		
Structural Steel		
Masonry Walls & Reinforcing		
Carpentry Package Complete		
Gas Complete		
Mirrors & Fixed Glass		
Central Vacuum		
Elevator		
Appliances (Built-in)		
Water Softener		
Roofing Complete		
Plumbing Rough		
Plumbing Fixtures		
Electrical Rough		
Lighting Fixtures		
Ceiling Fans		
Intercom or Alarm System		
HVAC Rough		
HVAC Grills & Decorative Trim		
Exterior Doors & Windows		
Exterior Finish		
Insulation Complete		
Drywall Complete		
Ceramic Tile Complete		
Waterproofing Coatings		
Fireplace		
Painting Complete – Interior & Exterior		
Cabinets Complete		
Flooring Complete (Finish)		
Roof Coverings		
Decorative Masonry		
Supervision		
Overhead & Profit		
Design/Construction Contingency		
Total		

Contractor Name: _____ License #: _____

Address: _____ Phone #: _____

Signature: _____ Date: _____



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Reconstruction/Improvement

Owner's Affidavit

Parcel ID Number: _____ Permit Application Number: _____

Property Address: _____

Owner's Name: _____

Owner's Address: _____

Phone Number: _____ E-Mail: _____

I Hereby Attest to the following:

- The attached **Reconstruction/Improvement Cost Breakdown** prepared by my contractor lists all of the reconstruction, repairs and/or improvements proposed at this site.
- The materials, labor and overhead listed in the attached **Reconstruction/Improvement Cost Breakdown** constitute the entire cost of restoring the structure to its "before-damaged condition" and/or the entire cost of repairs, improvements, and additions to be constructed under this permit application.
- No other contractor has made or is under contract to make any reconstruction, repairs, additions or remodeling not included in the attached **Reconstruction/Improvement Cost Breakdown**, except as listed here:

Additionally, I Understand:

- I am subject to enforcement action and/or fines if inspection of the property reveals that I have made repairs and/or improvements not included on the attached **Reconstruction/Improvement Cost Breakdown**, or if the construction plans are altered to increase the scope of work without prior authorization from the City of New Smyrna Beach.
- The grade of materials may vary as to the manufacturer but may not exceed the costs stated on the attached **Reconstruction/Improvement Cost Breakdown**.

Total Cost: \$ _____

Notary: State of Florida

County of: _____

Sworn to and subscribed before me this _____ day of _____, 20____

By: _____

Personally Known _____ Produced Identification _____

Type of Identification _____

Signature of Notary _____ (Commission/Expires Stamp)



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Reconstruction/Improvement Contractor's Affidavit

Parcel ID Number: _____ Permit Application Number: _____

Property Address: _____

Owner's Name: _____

Owner's Address: _____

Phone Number: _____ E-Mail: _____

I Hereby Attest to the following:

- I have personally inspected the above noted property and have produced the attached ***Reconstruction/Improvement Cost Breakdown*** listing all of the reconstruction, repairs and/or improvements proposed at this site.
- The materials, labor and overhead listed in the attached ***Reconstruction/Improvement Cost Breakdown*** constitute the entire cost of restoring the structure to its "before-damaged condition" and/or the entire cost of repairs, improvements, and additions to be constructed under this permit application.
- The attached ***Reconstruction/Improvement Cost Breakdown***, except is submitted to the City of New Smyrna Beach for a ***Substantial Damage/Improvement Review***

Additionally, I Understand:

- I am subject to enforcement action and/or fines if inspection of the property reveals that I have made repairs and/or improvements not included on the attached ***Reconstruction/Improvement Cost Breakdown***, or if the construction plans are altered to increase the scope of work without prior authorization from the City of New Smyrna Beach.
- The grade of materials may vary as to the manufacturer but may not exceed the costs stated on the attached ***Reconstruction/Improvement Cost Breakdown***.

Total Labor & Materials: \$ _____

Overhead & Profit: \$ _____

Total Cost: \$ _____

Notary: State of Florida

County of: _____

Sworn to and subscribed before me this _____ day of _____, 20____

By: _____

Personally Known _____ Produced Identification _____

Type of Identification _____

Signature of Notary _____ (Commission/Expires Stamp)



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**Substantial Improvement/Damage
Construction items**

Items to be included in your estimate:

All structural elements, including:

- Spread or continuous foundation footings and pilings
- Monolithic or other types of concrete slabs
- Bearing walls, tie beams, and trusses
- Wood or reinforced concrete decking or roofing
- Floors and ceilings
- Attached decks and porches
- Interior partition walls
- Exterior wall finishes (e.g. brick, stucco, or siding) including painting and decorative molding
- Windows and doors
- Re-shingling or re-tiling a roof
- Hardware

All interior finish elements, including:

- Tiling, linoleum, stone, or carpet over sub-flooring
- Bathroom tiling and fixtures
- Wall finishes; including dry wall, painting, stucco, plaster, paneling, marble, or other decorative finishes
- Kitchen, utility, and bathroom cabinets
- Built-in book cases, cabinets, and furniture
- Hardware

All utility and service equipment, including:

- HVAC equipment
- Repair or reconstruction of plumbing and electrical services
- Light fixtures and ceiling fans
- Security systems
- Built-in kitchen appliances
- Central vacuum systems
- Water filtration, conditioning, or re-circulation systems

Also:

- Labor and other costs associated with demolishing, removing, or altering building components
- Construction management/supervision
- Overhead and profit
- Equivalent costs for:
 - Donated materials
 - Volunteered labor (including owners')

Any improvements beyond pre-damaged condition, including:

- Utility systems upgrades to current code requirements

Items to be excluded:

Plans and specifications

Survey costs

Permit fees

Items not considered real property such as throwaway rugs, furniture, refrigerators, Stoves not built-in, etc.

Debris removal (e.g. removal of debris from building or lot, Dumpster rental, transport fees to landfill and landfill tipping fees), and clean up (e.g. dirt and mud removal, building dry-out, etc.)

Outside improvements, including:

Landscaping

Sidewalks

Fences

Yard Lights

Swimming pools

Screened pool enclosures

Sheds

Gazebos

Detached structures (including garages)

Landscape irrigation system

Note: This list is intended for guidance only, and may not be all-inclusive.