



SUBSTANTIAL IMPROVEMENTS / SUBSTANTIAL DAMAGE

Project Address: _____

Project APN: _____

Project Description: _____

Construction Valuation: _____

Construction costs must be based on market value. Labor and material costs must be current market rates. Questionable valuations will require a copy of the signed contract, which will require a detailed list of all labor and material costs.

A Substantial Damage determination is based on the entire cost to repair the damage.

Some of the costs that may be excluded are clean-up and trash removal, plans and specifications, permit fees, landscaping, and detached accessory structures. Contact the Floodplain Administrator for more details.

Provide one of the following two values:

Assessed Value of Structure: _____

Include a copy of the assessor's statement of value. Assessed value must be for the individual structure being improved.

Actual Cash Value of Structure:

Include a copy of the appraisal showing the "Market Value" based on the Actual Cash Value/Cost Approach. Appraisals must be completed by licensed and active third-party appraisal. Do not include value of land, location, detached structures or non-structural improvements such as fences, pools, or landscaping. Contact the Floodplain Administrator for more details.

Occupancy: _____

ISO Construction Class: _____

Area in Square Feet: _____

Cost per Square Foot: _____

Initial Value: _____

Area x Cost per Square Foot

Physical Depreciation: _____

Provide support for the depreciation percentage.

Actual Cash Value: _____

I understand that if the work is determined to be a substantial improvement, the entire existing structure must be made compliant with the Yolo County Flood Protection ordinance. Substantial Improvement includes the repair of Substantial Damage.

I agree if this work is determined not to be substantial, the work will proceed without making the structure less protected from flooding than it currently is. All work that is not flood damage resistant materials or resistant to the entry and accumulation of flood waters will be at or above the current lowest floor elevation.

Signature: _____ Date: _____

Email: _____ Phone: _____

For Substantial Improvement / Substantial Damage information see:
<https://www.fema.gov/media-library/assets/documents/18562>
www.crsresources.gov (Activity/ Element 432.d.)



SUBSTANTIAL IMPROVEMENT (SI/SD) DETERMINATION

OFFICE USE ONLY:

Construction Valuation: \$ _____

Value of Structure: \$ _____

Percent Improvement: _____%

For all permit activities that were active in the past 12 months, list the prior permit numbers and valuations:

Date: _____ Permit: _____ Percent Improvement: _____%

Date: _____ Permit: _____ Percent Improvement: _____%

Date: _____ Permit: _____ Percent Improvement: _____%

Total Improvement: _____%

The proposed project is not a substantial improvement for the following reason:

- The work is repair or minor alteration to a primary residence with a construction valuation of \$20,000 or less.**
The Floodplain Administrator has determined that there are no primary residences in Yolo County with an actual cash value lower than \$50,000, so the project is 40% or less than of the actual cash value of the structure. Therefore, it is not a substantial improvement.
- The construction valuation is less than **40% of the assessed value** of the structure.
- The construction valuation is less than **40% of the appraised value** of the structure.

If one of the above boxes are checked, the permit technician can:

- Create a Flood Review resulted to "Approved" with a note: "Not S.I."
- Stamp the construction documents "Flood Zone: Not S.I."
- If assessor or appraisal data was referenced, attach it to this form.
- Upload this form and any attachments to the permit.

Date: _____ Staff Signature: _____

FLOODPLAIN ADMINISTRATOR USE ONLY

The proposed project is not a substantial improvement for the following reason:

- The construction valuation of the structure is _____% (less than 50%) of the appraised value of the structure.
 - o Attach the appraisal.
- While precise figures were not provided, based on readily available information, this project is well below the threshold for a substantial improvement.
 - o Max Construction Valuation: _____ (Rounded Up)
 - o Actual Cash Value of Structure: _____ (Rounded Down)
 - o Improvement Percentage: _____% (must be less than 40%)

The proposed project **IS A SUBSTANTIAL IMPROVEMENT** for the following reason:

- The construction valuation is _____% (50% or more) of the appraised value of the structure. **The entire structure must meet the regulations for new construction in the Yolo County Flood Protection ordinance.**

Date: _____ Floodplain Administrator Signature: _____