

SUBSTANTIAL IMPROVEMENT/SUBSTANTIAL DAMAGE

DETAILED CONSTRUCTION COST BREAKDOWN

If your home or business is in the Special Flood Hazard Area (SFHA) and is not flood compliant (i.e. structure is below Freeboard, which is FEMA BFE + 2 foot), Roanoke County has flood damage prevention regulations that may affect how you remodel, renovate, or add on to your building.

If your proposed project is too close to the 50% threshold to determine if work is considered to be Substantial Improvement, then you will be asked to obtain and submit this detailed and complete cost estimate for the addition, remodeling, reconstruction of the structure, prepared and signed by the contractor. The contractor must sign an affidavit indicating that the cost estimate submitted includes **all** damages or **all** improvements to your structure, not just structural. The signed contract document must be submitted. If the owner is the contractor, the owner is responsible for submitting the cost estimate and providing documentation, including subcontractor bids, to document the cost estimate.

The following pages contain:

Contractor's Affidavit

Property owner's Affidavit

Cost Estimate of Reconstruction/Improvement

Informational page of items to be included

Informational page of items to be excluded

Reference: Roanoke County Zoning Ordinance SEC. 30-74. – FO FLOODPLAIN OVERLAY DISTRICT

**SUBSTANTIAL IMPROVEMENT
OR SUBSTANTIAL DAMAGE**

**CONTRACTOR'S
SUBSTANTIAL DAMAGE OR
SUBSTANTIAL IMPROVEMENT AFFIDAVIT**

Property Address: _____

Contractor's Name: _____

Contractor's Company Name: _____

Contractor's Address: _____

Contractor's Phone Number: _____

Contractor's State Registration or Certification Number: _____

Contractor's Registration Number (if applicable): _____

I hereby attest to the fact that I, or a member of my staff, personally inspected the above mentioned property and produced the attached itemized list of repairs, reconstruction and/or remodeling which are hereby submitted for a Substantial Damage or Substantial Improvement Review. These damages/improvements are **ALL OF THE DAMAGES/IMPROVEMENTS** sustained by this structure, and that all additions, improvements or repairs proposed on the subject building are included in this estimate.

See attached itemized list.

STATE OF _____

COUNTY OF _____

Before me this day personally appeared _____, who, being duly sworn, deposes and says that he/she read, understands, and agrees to comply with all the aforementioned conditions.

Contractor's Signature

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

Notary Public State of: _____

My commission expires: _____

**SUBSTANTIAL IMPROVEMENT
OR SUBSTANTIAL DAMAGE**

PROPERTY
OWNER

**PROPERTY OWNER'S
SUBSTANTIAL DAMAGE OR
SUBSTANTIAL IMPROVEMENT AFFIDAVIT**

Property Address: _____

Contractor's Name: _____

Property Owner's Name: _____

Property Owner's Address: _____

Property Owner's Phone Number: _____

I hereby attest to the fact that the repairs, reconstruction and/or remodeling list for the Substantial Damage or Substantial Improvement Review by me or by my contractor are **ALL OF THE DAMAGES/IMPROVEMENTS** sustained by this structure and will be done to the existing building and that all additions, improvements or repairs on the subject building are included in this estimated construction herewith. Neither I, nor any other contractor, will make any repairs or reconstruction of additions or remodeling not included in the attached list.

I UNDERSTAND THAT I AM SUBJECT TO ENFORCEMENT ACTION, WHICH MAY INCLUDE FINES, IF ANY INSPECTION OF THE PROPERTY REVEALS THAT I, OR MY CONTRACTOR, HAVE MADE REPAIRS OR IMPROVEMENTS NOT INCLUDED ON THE ATTACHED LIST OF REPAIRS OR THE APPROVED BUILDING PLANS.

See attached itemized list.

STATE OF _____

COUNTY OF _____

Before me this day personally appeared _____, who, being duly sworn, deposes and says that he/she read, understands, and agrees to comply with all the aforementioned conditions.

Property Owner's Signature

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

Notary Public State of _____
My commission expires: _____

SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE

COST ESTIMATE OF RECONSTRUCTION / IMPROVEMENT

Application Number: _____ Date: _____

Address: _____

This cost estimate of reconstruction/improvement must be prepared by and signed by the contractor or by the owner if the owner acts as the contractor. Owners who act as their own contractors must estimate their labor cost at the **current market value** for any work they intend to perform.

	Sub-Contractor Bids	Contractor or Owner Estimates	
	Bid Amounts (see note "4")	Material Costs	Labor Costs
1. Masonry			
2. Carpentry Material (rough)			
3. Carpentry Labor (rough)			
4. Roofing			
5. Insulation and Weatherstrip			
6. Exterior Finish (Stucco)			
7. Doors, Windows & Shutters			
8. Lumber Finish			
9. Hardware			
10. Drywall			
11. Cabinets (Built-in)			
12. Floor Covering			
13. Plumbing			
14. Shower / Tub / Toilet			
15. Electrical & Light Fixtures			
16. Concrete			
17. Built-in Appliances			
18. HVAC			
19. Paint			
20. Demolition & Removal			
21. Overhead & Profit			
Subtotals			
Total Estimate Cost (all three subtotals added together)			

- 1) A copy of the signed construction contract must accompany this estimate.
- 2) Subcontractor bids may be used for any item of material and/or labor cost breakdown.
- 3) If any amounts appear in the "Sub-contractor" column, a copy of each signed and dated bid must accompany this form.
- 4) Cost backup must be provided for every line item entry. If any amounts appear in the "Sub-contractor" column, a copy of **each signed and dated bid must accompany this form**. For all other costs, you must list the quantity of materials to be installed and their unit cost on a separate sheet that references the line number. For example, the backup document may contain a section called "Drywall to be installed (line 10)":

This Sheet (line 10)

Materials: \$2,000.00

Labor: \$320.00

Separate Sheet

1,000 sq ft ½" Drywall @ \$2.00/sq ft = \$2,000.00

16 Man Hours to Hang Drywall @ \$20.00/MH = \$320.00

SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE

ITEMS TO BE INCLUDED

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 moldings
- ☐ 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 (e.g., drywall, painting, stucco, plaster, paneling, marble or other decorative finishes)
- ☐ Kitchen, utility and bathroom cabinets
- ☐ Built-in bookcases, 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 recirculation systems

ALSO:

- ☐ Labor and other costs associated with demolishing, removing or altering building components
- ☐ Overhead and profit

SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE

Items to be EXCLUDED

Plans and specifications
Survey costs
Permit fees

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.)

Items not considered real property such as: throw rugs (carpeting over finished floors), furniture, refrigerators, appliances which are not built-in, etc.

OUTSIDE IMPROVEMENTS, INCLUDING:

- | | |
|---|--|
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Gazebos |
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Detached Structures (Including Garages) |
| <input type="checkbox"/> Fences | <input type="checkbox"/> Landscape Irrigation Systems |
| <input type="checkbox"/> Yard Lights | <input type="checkbox"/> Docks and Davits |
| <input type="checkbox"/> Swimming Pool/Spa | <input type="checkbox"/> Seawalls |
| <input type="checkbox"/> Screened Pool Enclosures | <input type="checkbox"/> Driveways |
| <input type="checkbox"/> Sheds | <input type="checkbox"/> Decks |

ITEMS REQUIRED TO EVALUATE

Applicant must submit the following:

1. **Completed and signed application** for substantial damage/improvement review (included in package).
2. **Elevation certificate** if property is located above base flood elevation.
3. **Owner's reconstruction/improvement affidavit** signed, notarized and dated (included in package).
4. **Contractor's reconstruction/improvement affidavit** signed, notarized and dated (included in package).
5. **Estimated cost of reconstruction/improvement form** (included in package).
6. **This checklist.**
7. **Copy of construction contract.** If the owner is the contractor, submit all subcontractor bids to document the cost estimate.



FEMA PROPERTY IMPROVEMENT AGREEMENT

Property Address: _____

Parcel ID Number: _____

Owner's Name: _____

Owner's Address/Phone: _____

Contractor: _____

Contractor's License Number: _____

Date of Contractor's Estimate: _____

I hereby attest that I have personally inspected the building located at the above-referenced address and discussed the nature and extent of the work requested by the owner, including all improvements, rehabilitation, remodeling, repairs, additions, and any other form of improvement.

At the request of the owner, I have prepared a cost estimate for all of the improvement work requested by the owner and the cost estimate includes, at a minimum, the cost elements identified by Roanoke County that are appropriate for the nature of the work. I acknowledge that if, during the course of construction, the owner requests more work or modification of the work described in the application, that a revised cost estimate must be provided to the Roanoke County, which will re-evaluate its comparison of the cost of work to the market value of the building to determine if the work is substantial improvement. Such re-evaluation may require revision of the permit and may subject the property to additional requirements.

I also understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made or authorized repairs or improvements that were not included in the description of work and the cost estimate for that work that were the basis for issuance of a permit.

Contractor Signature

Date

Acknowledgment

State of _____ County/City of: _____

The foregoing instrument was affirmed before me this _____ day of _____,

_____, _____

Notary Public

My commission expires: _____

ID # _____